

**NEW HOPE BOROUGH
HISTORIC ARCHITECTURAL REVIEW BOARD**

Tuesday, April 6, 2021

MINUTES

6:30 PM

THE MEETING WAS HELD VIRTUALLY USING ZOOM

1. Roll Call:
2. New Application(s):

**A. THE LANDING /22 NORTH MAIN STREET LAST CONCEPT REVIEW
FRED'S BREAKFAST BUILDING/13 RANDOLPH STREET**

Demolition of the interior of the house at the Landing and converted into a Residential unit.

The restaurant and outdoor bar will remain.

Demolition of Fred's Breakfast building and converted into a 44 Room Boutique.

(Limited to a half an hour)

HISTORIC BACKGROUND

Two separate parcels

22 North Main Street is known as the Hiram Scarborough House, built in 1865.

Randolph Street (Fred's Breakfast SITE) is known as the Scarborough Fishery SITE dating back to the 1700's.

The Randolph Street SITE (which is what Fred's Breakfast building sits on), is considered SIGNIFICANT to the Historic inventory for all the nationally registered properties in New Hope.

The Landing House structure (which currently serves as the indoor dining), is also considered SIGNIFICANT to the Historic inventory for all the nationally registered properties in New Hope.

Jeffery Flesher, the Architect for the project represented the applicant, Jennifer Sophia. Mr. Flesher began his presentation by stating that situated on the Delaware River in the heart of New Hope is the two local restaurants of The Landing & Fred's Breakfast Club. The historical town of New Hope brings in visitors far and wide and we want to re- envision a spot that would accommodate dining and a place to stay.

The new 44-room boutique hotel would replace the existing Fred's Breakfast Club, located at 13 E. Randolph Street. A rooftop deck allows the guests to look upon the river as well as the New Hope-Lambertville Bridge. Also provided to hotel guests would be the ground level parking located under the raised hotel. The new restaurant at The Landing, 22 N. Main Street, will share some of the same characteristics that the locals and visitors come to love. The current indoor dining which is situated inside the existing historical house would be relocated to the new restaurant. The new restaurant and outdoor bar would maintain the same indoor-outdoor ambience with river-front views that the guests can enjoy as they dine. A public walkway down by the river will be added which will invite guests to take a stroll along the river.

Lastly, the building located at 36 N. Main street will be converted into a 2-bedroom residential unit.

The Boards comments were as follows;

Would like to see a bird's eye view of the project.

The Board was informed that the demolition of an addition and renovation of the house known as 36 N Main Street was part of the plan. JoAnn Connell introduced additional information on the property stating that the house was built in

1890 and is considered *CONTRIBUTING* to the Historic Inventory for all the nationally registered properties in New Hope. There is no information available on the barn (shed).

The Board noted that there is nothing this size on the north side of the bridge and the proposed view from the river has a very institutional nature. The buildings scale needs to be brought down.

Kevin Kester expressed a belief that there is not anything architecturally that could be done to soften the mass. Until the mass of the structure is reduced, he feels this project does not fit in to the neighborhood of the north end of town

Two members were concerned with the mass of the project and how the historic structure (The Landing building) would be hidden from the river side and would be dwarfed by the project buildings when viewed from North Main.

There were additional discussions on making the windows smaller, lowering the levels of the structure, and separating into small cottages like Porches, a Bed and Breakfast down the street.

There were 47 members of the public, mostly residents, present at the meeting. The general tone from those that spoke involved their concern about the project and the impact that it would have on North Main Street and on New Hope in general.

Agent reviews that were read into the record;

1. **NEW HOPE TOBACCO OUTLET**, 11 A West Bridge Street /Sign installation /Kevin Kester
2. **RYAN MANCUSO** 40 West Ferry Street /Replacement of one window/Kevin Kester
3. **CANAL 1916, LLC**, 19 Canal Street /Installation of a fence/Kevin Kester
4. **TEEMU KORPIJAAKKO**/36 West Bridge Street/Sign installation/Kevin Kester
5. **REP. WENDI THOMAS**/123 West Bridge Street/Sign Installation/Kevin Kester
6. **PRO LINE BARBERSHOP**/12 West Bridge Street/sign Installation/Kevin Kester
7. **NEW HOPE MASSAGE**/129 South Main Street/Sign Installation/Jeff Gada
8. **SAV AGED DESIGNS**/110 A South Main Street/Sign Installation/Jeff Gada
9. **NEW HOPE SEAFOOD**/82 South Main Street/Sign Installation/Jeff Gada
10. **EYE GLASS SHOP**/102 C South Main Street/Sign Installation/Jeff Gada
11. **TRACY DOBSON**/97 South Main Street/Sign Installation/Jeff Gada

3. **APPROVAL OF THE MINUTES FOR FEBRUARY AND MARCH:**
Approval of the minutes was tabled until the May meeting.
4. **ADJOURNMENT**