

**NEW HOPE BOROUGH
HISTORIC ARCHITECTURAL REVIEW BOARD**

Tuesday, July 6, 2021

6:30 PM

THE MEETING WAS HELD LIVE at 125 New Street

MINUTES

1. Roll Call: Kevin Kester, Rich O'Brien and Keith Voss
2. Absent: Jeff Gada
3. New Application(s):

A. PATRICK PASTELLA/21-23 WEST FERRY STREET/ FORMAL REVIEW

*This house was built in 1785 and is known as the Beaumont House. This house is considered **SIGNIFICANT** on the Historic Inventory for all the nationally registered properties in New Hope.*

Replacement of lamps, windows, roof, and the addition of new dormers. Exterior painting, repair of existing shutters and front door along with the installation of a new carriage door.

Exhibit A, Pages 1-8,

Exhibit B, Pages SK1-SK2, A4.0-A4.2

The existing property is currently a mixed use commercial and residential building and its use will remain unchanged. The building is an example of Georgian Period Architecture, and renovations will primarily involve retaining its signature historical elements, removing non-historical modifications, and replacing these elements with more historically appropriate designs.

All renovations include repairing and replacing; windows, doors, damaged wood, lamps, copper gutters, stucco, fencing, and adding an Historically Appropriate Carriage door for the garage.

The Board voted unanimously to recommend the application for a C of A with the following changes;

Front Door to be Red not Black

Shutters to go from Lavender to White

Copper flashing on both chimneys

Gutters to be Copper mounted on fascia, as opposed to a built in gutter system.

Rear dormer to match the size and look to the existing dormer on the addition.

Rear stairs to be removed.

Window at the Gable end and small window at rear of the door moved from HARB's June recommendation.

Rear Building to have a Pent roof

CHANGE IN SIZE

Rear Center two doors

White door on the left

Small window between two doors on the rear

Small window on Gable end adjacent to the addition

Window on first floor

Door on side to meet egress requirements

MATERIALS

Exist Stone Wall: To Remain-Repair or repaint as required.

Existing Stucco: Re-stucco with Benjamin Moore OC-151 "white" matching color

Exterior steps: New Bluestone steps

Front Courtyard: Replace uneven brick pavers with new bluestone pavers.

Driveway Brick: Repair/Replace/Level existing Herringbone brick pavers in kind.

Wood Fence: Repair/Replace in-kind with wood

Paint w/Benjamin Moore OC-151 "White"

Exterior Doors: Repair/Replace in-kind with wood

Paint w/Benjamin Moore OC- 190: "Black"

Garage Door: Amarr by Design Custom Wood Carriage Door, 3060K Style
Paint w/ Benjamin Moore OC-190 "Black" with black vinyl molding

Bilco Door: Repair/Replace in-kind
Paint w/Benjamin Moore OC-190 "Black"

Windows: Marvin Ultimate Wood Double Hung Windows
Paint w/Benjamin Moore OC-151 "white"

Door/WDO Trim: Existing to remain, repair or replace any damaged or rotted wood in kind.
Paint w/ Benjamin Moore OC-151 "white"

Shutters: Existing to remain, repair or replace any damaged or rotted wood in kind.
Paint w/ Benjamin Moore OC-151 "white"

Siding: At new Dormers-New wood German Novelty Siding (1x with 6" exposure shiplap)
Paint w/Benjamin Moore OC-151 "white"

Roof: Replace existing slate roof in kind with New North Country "Unfading Black" Slate Tiles.

Gutters &RWL: Remove failing integral gutter and install new traditional half round copper gutters & round rain water leaders

Snow guards: Copper snow guard cleats.

Wall Sconce: Devaux Square Wall Sconce, Manufactured by RH, bronze finish.

Recessed light: Seagull Lighting "Ambiance" downlight, white finish.

Bollard Lights: Tech Lighting Strut 42 Outdoor Bollard, Bronze Finish.

At Exist Mtl Stair: New 1x8 T&G closure panels at open underside of existing steel staircase.
Paint w/Benjamin Moore OC-190 "Black"

B. LARRY PANZICA/22 SOUTH MAIN STREET/ FORMAL REVIEW

*This structure was built in 1870 and is considered **CONTRIBUTING** on the Historic Inventory for all the nationally registered properties in New Hope.*

The applications presented have expired Certificate of Appropriateness's which is why the applicant is before the HARB Board again.

The applicant will be presenting two different applications for the same location. HARB will be reviewing both applications as a new submission but only one Application will be considered for a Certificate of Appropriateness recommendation.

- 1) **Reconstruction of the second floor** and replacement of doors, windows, awnings, and siding. This will also include the construction of a porch and deck.
- 2) Construction of new gable roof and a **new third floor** to expand the second floor residence. Construction of exterior seating and to restore and to also expand second floor residence. This will also include new doors, windows and restoration of existing siding.

Exhibit A, Pages 1-19 (Supporting documentation)

Exhibit B, Plans, Sheets 1-9.

Exhibit C, All Material Specifications Pages 1-53.

The applicant had presented two different applications at the HARB meeting on July 6, and during the meeting the two-story presentation was taken off the table after Mr. Panzica clarified that he wanted to show the Board how much work and time went into this project.

This three story application originally came before HARB on April 5th, 2016 and was Denied and sent to Council. Council held a hearing on April 19th, 2016 and Mr. Panzica was awarded a Certificate of Appropriateness based on two conditions from Council in their decision dated, April 27, 2016.

During the meeting on July 6, 2021, the HARB Board voted 2-1 to not treat the application as new but instead to approve the three story application as submitted with the two conditions that Council imposed in the Certificate of Appropriateness dated, May 17, 2016, and the Decision dated April 27, 2016.

All Paint by Sherman William 's

Materials as presented

Roofing-Slateline Series Asphalt Shingles manufactured by GAF, Color is Royal Slate.

Siding-Hardi Plank Composite Siding as manufactured by James Hardi, color is Artic White
Finish-to be smooth
Exposure to be 6"

Trim, Fascia, and Soffits

Composite as manufactured by Azek or equal

Thickness: 5/4"

Finish to be Traditional Smooth

Painted White to match siding

Porch Ceiling

Composite Bead board as manufactured

2-1/4 Bead pattern

Color to be Ceiling Bright White

Store Front Windows

2" Aluminum Frame as manufactured by Peerless Architectural Windows and doors or equal

Thermally Broken

Color to be Manufacturer White

Store Front Door

Aluminum Narrow Stile Door as manufactured by Peerless Architectural Windows and Doors or Equal

Color to be Manufacturer White

Windows:

Ultimate Next Generation Clad as manufactured by Marvin Windows and doors

Color to be Stone White

Doors

Ultimate Next Generation Clad as manufactured by Marvin Windows and doors

Color to be Stone White

Decking:

Dark Red Meranti "Philippine Mahogany

5/4' x 6' decking

Guardrail, Handrail, sub rail, and bottom rail

Solid Wood as manufactured by Vintage Woodworks or equal

Painted white

Balusters

Solid Wood as manufactured by Vintage Woodworks or equal

Painted white

Gable Rail and Connectors

Stainless Steel as manufactured by Atlantis Rail Systems or equal

Awnings

Fabric Awning as manufactured by JMT Awnings or equal

Frame: Metal with White Powder coat

Valence: Straight

Color: Solid Merlot or similar

Benches

Nelson Platform Bench as manufactured by Herman Miller

Lighting

Wall-SLV Big Theo Wall Out.

Bollard –SLV VAP40 LED

Step-SLV Mini Eye LED

Landscaping

Side Entry-Cotoneaster

Garden Entry-Yellow Twig Dogwood

Seating Edge-Redosier Dogwood

Across from Seating-Feather Reed Grass

Agent reviews to be read into the record;

1. **FEDER / 10 WEST RANDOLPH STREET /Shielding of Utilities /Jeff Gada**

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4. **APPROVAL OF THE MINUTES FOR JUNE.**
5. **ADJOURNMENT**