



Time: 7:30 p.m.

Location: Hybrid - Newtown Borough Hall / Zoom

Present: Mr. James McAuliffe, Chair
Mr. Michael Hutchinson, Vice Chair
Ms. Marcia Lincoln-Heinz, Member
Ms. Judith Ritter, Member
Ms. Karen White, Member *(via Zoom)*
Ms. Ana Gindhart, COA Administrator *(via Zoom)*
Ms. Margaret Newman, Preservation Consultant
Mr. Kris Bauman, Borough Council Liaison *(via Zoom)*
Ms. Leslie P. Dunleavy, HARB Secretary *(via Zoom)*

Absent: Mr. Robert King, Member

1. Meeting Commencement

Mr. McAuliffe called the meeting to order. He explained that this Board's recommendations will go to Borough Council for review at their work session at 5:30 pm on Wednesday, June 4, 2025 in Borough Hall at 23 N. State Street. Applicants were advised not to begin their projects until they had received final approval by Council and obtained the necessary permits. The review process for larger projects may take two (2) to three (3) meetings. It was noted that the HARB reviews applications using *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, and these will be cited in the recommendations.

2. Approval of the Minutes

Ms. White made a motion to approve the minutes from the April 23, 2025 meeting, as submitted. Ms. Lincoln-Heinz seconded the motion, which was approved 5-0 by the Board, with Mr. Hutchinson abstaining.

3. Application Considered

The following applications were considered at the meeting:

- 25-016 50 S. Congress Street – Friends Village
- 25-019 50 S. Congress Street – Friends Village
- 25-017 219 Court Street – Friends Meeting
- 25-018 401 S. State Street – Anthony Petsis & Associates, Inc.
- 25-020 194 N. Chancellor Street – Kelly residence

4. Application 25-016

Applicant: Built 2 Last Contracting

50 S. Congress Street, Friends Village

The applicant was seeking a Certificate of Appropriateness for the replacement of the roof.

Executive Director Chiyo Moriuchi, Environmental Services Director Steve Grant, Architect Grant Cooper, and contractor Perry Schmitt were present for the application.

The Board considered the application in relation to Ordinance No. 594 of the Borough of Newtown Code and *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Ms. Moriuchi said that they are trying to fix the part of the roof around the eyebrow dormer, as there is a leak. Ms. Lincoln-Heinz said that the Joint Historic Commission, at their May meeting, had denied the removal/demolition of the dormer, as it was original to the building and was architecturally significant. Mr. McAuliffe agreed that the dormers should be retained and noted that the dormers are character defining features.

Ms. Moriuchi said that they eventually want to replace the entire roof but are presently concerned with fixing the leak around the dormer. Mr. McAuliffe said that repair to the roof would be a replacement-in-kind, asphalt for asphalt. Mr. Hutchinson said that HARB has recommended in the past refurbishment of original elements like the dormers, instead of replacement or demolition. He said that the metal on the dormers is probably copper and, if pitted, should be replaced in the same material. Mr. Schmitt said the flashing is probably copper and they would replace the flashing in kind.

Mr. Schmitt said they proposed to remove the dormer, replace the roofing underneath, then replace the dormer in the same location as existing. He clarified that the dormer is not functional and does not provide any cross ventilation. Mr. Hutchinson suggested replacement-in-kind of the roofing around the dormer, with the dormer in place, and refurbishing of the dormer.

Citing Standard 6, Ms. Lincoln-Heinz made a motion to recommend approval of the application for replacement of the roofing around the dormer as submitted; to recommend denial of the application to remove the eyebrow dormer, with the recommendation to refurbish in place; and to recommend denial of the application to replace the chimney flashing with aluminum, with the recommendation for replacement with copper. Mr. Hutchinson seconded the motion, which was approved unanimously by the Board.

5. Application 25-019

**Applicant: Friends Village
50 S. Congress Street**

The applicant was seeking a Certificate of Appropriateness for the placement of equipment related to a new HVAC system: removal of existing chiller, placement of new generator, and removal of old generator.

Executive Director Chiyo Moriuchi, Environmental Services Director Steve Grant, Architect Grant Cooper, and contractor Perry Schmidt were present for the application.

The Board considered the application in relation to Ordinance No. 594 of the Borough of Newtown Code and *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Ms. Newman had no comment. Director Moriuchi clarified that much of the new equipment would be installed in the same location as existing and would be screened with vegetation. She said that the existing generator would be replaced with a new generator and relocated around the corner to the Congress Street side, behind existing bushes. The Board had no questions.

Citing Standards 9 and 10, Ms. Lincoln-Heinz made a motion to recommend approval of the application as submitted. Ms. White seconded the motion, which was approved unanimously by the Board.

6. Application 25-017

**Applicant: Trenton Roofing & Siding
219 Court Street, Friends Meeting**

The applicant was seeking a Certificate of Appropriateness for the replacement of the roof.

Ms. Moriuchi said she would represent the applicant.

The Board has questions regarding the notes in the submitted roofing contract about the use of Hardie and composite siding instead of wood. Ms. Moriuchi said that it was her understanding that the application was only for replacement of the shingles and said that she would relay the Board's discussion to the applicant.

Mr. Hutchinson made a motion to table the application for more details. Ms. Lincoln-Heinz seconded the motion, which was approved unanimously by the Board.

7. Application 25-018

**Applicant: Steve Bohn
401 S. State Street, Anthony Petsis & Associates, Inc.**

The applicant was seeking a Certificate of Appropriateness for the construction of a rear addition.

Owner Tony Petsis was present for the application.

The Board considered the application in relation to Ordinance No. 594 of the Borough of Newtown Code and *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Mr. Petsis said that they have two beehive ovens and were retaining both. He said that they are looking to use the same materials as in the addition previously approved and built. Mr. Hutchinson noted that the cornice and siding would be wood, with matching details and exposure, and the roof would be 1" standing seam to match existing. He recommended that the metal roof ridge have a slip cap, custom made to fit over the ridge, instead of a commercial ridge cap. He also noted that the gutters should be ½ round with plain round downspouts. Mr. Petsis confirmed that the windows would be the same, except on the side facing the neighboring chiropractor due to regulations regarding the limit on the amount of glass from the Fire Marshal.

Citing Standards 9 and 10, Mr. Hutchinson made a motion to recommend approval of the application as submitted, noting that the cap on the standing seam roof will be a slip cap that would go over top of the two metal pieces of roofing, turned up at the peak, as opposed to a commercially available ridge, and the gutters will be ½ round to match the rest of the house with plain round downspouts. Ms. White seconded the motion, which was approved unanimously by the Board.

8. Application 25-020

Applicant: Michael Girard, Luce Architects
194 N. Chancellor Street, Kelly residence

The applicant was seeking a Certificate of Appropriateness for the replacement of an existing twin window with a new triple window with matching wood trim.

Architect Michael Girard was present for the application.

The Board considered the application in relation to Ordinance No. 594 of the Borough of Newtown Code and *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

It was clarified that the old window had been removed, and the new window installed without approval. Ms. Lincoln-Heinz said that she had spoken with the previous owners who told her that all the windows had been restored before the sale of the house.

Mr. Girard said that the new wood window was installed as part of the renovation of the kitchen. Mr. McAuliffe said that windows in existing structures should not be removed, an approach that HARB is consistent with. The photo of the existing window in the application indicated a pair of 2 over 2 units that are original to that part of the structure, with original trim and head molding. He said that renovation should be done around original elements. Mr. McAuliffe said that he had spoken with someone and answered their questions about replacing the windows at this property, telling them that they should not be replaced but should be refurbished instead. He noted that work was done without review or approval.

Mr. Hutchinson said that HARB would have recommended refurbishing, not replacement, and would have recommended not changing the windows. Ms. Lincoln-Heinz asked about the siding used when installing the windows. Mr. Girard was unsure.

Citing Standard 6, Ms. Lincoln-Heinz made a motion to deny the application as submitted, with the recommendation that the windows are not removed, but repaired as needed. Mr. Hutchinson seconded the motion, which was approved unanimously by the Board.

9. Miscellaneous

Ms. Newman said that the Historic Review Surveys that have been included in the HARB application folders have been more recent and asked if the older surveys could also be included. Ms. Gindhart said that some properties do not have older or any survey cards and said that she would track down all that were available.

10. Upcoming Meeting

The next HARB meeting is scheduled for Wednesday, June 25, 2025 in person and via Zoom.

11. Adjournment

On a motion by Ms. Ritter and seconded by Mr. Hutchinson, the meeting was adjourned at 8:30 pm.

Respectfully submitted,
Leslie Dunleavy, HARB Secretary