



Time: 7:30 p.m.

Location: Hybrid - Newtown Borough Hall / Zoom

Present: Mr. James McAuliffe, Chair
Mr. Michael Hutchinson, Vice Chair
Mr. Robert King, Member
Ms. Judith Ritter, Member
Ms. Karen White, Member
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: Ms. Marcia Lincoln-Heinz, 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 regular meeting at 7:00 pm on Tuesday, September 16, 2025 in Borough Hall at 30 N. Chancellor 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

Mr. Hutchinson made a motion to approve the minutes from the July 23, 2025 meeting, as submitted. Ms. Ritter seconded the motion, which was approved unanimously by the Board.

3. Application Considered

The following applications were considered at the meeting:

- 25-015 154 N. Congress Street – Alejandra Alvarez
- 25-028 109 Mercer Street – Maritza Barrantes
- 25-030 304 Edgeboro Drive – D. Scott Miller
- 25-032 300 Edgeboro Drive – Eileen Dutton
- 25-033 149 N. State Street – William & Judith Fellows
- 25-029 105 E. Centre Avenue – Kevin Buckthorpe
- 25-031 235 Court Street – Mike & Jenny Current

4. Application 25-015

Applicant: Alejandra Alvarez

154 N. Congress Street, residence

The applicant was seeking a Certificate of Appropriateness for the replacement of the existing vinyl siding and addition of a fence in the backyard.

Alejandra Alvarez and Evan McGowan 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*.

Noting that two different patterns of siding were proposed, Mr. McAuliffe said that the siding should be the same overall. Mr. Hutchinson recommended that the siding have an exposure of 4 ½" – 5" rather than

the proposed 7" to better match the smaller scale of the house. The Board had no concerns or questions about the proposed fence.

Citing Standards 6, 9, and 10, Mr. Hutchinson made a motion to recommend approval of the application as submitted, noting that the siding will be smooth Hardie Plank with a 4 ½" - 5" exposure to be used on the house and the addition. Mr. King seconded the motion, which was approved unanimously by the Board.

5. Application 25-027

Applicant: Maritza Barrantes

109 Mercer Street, Saundeas residence

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

Maritza Barrantes was present via Zoom 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 noted that the roof for the attached twin at 111 Mercer Street was approved at the last HARB meeting. Ms. Barrantes clarified that the existing chimney would not be removed.

Citing Standard 6, Ms. White made a motion to recommend approval of the application as submitted. Mr. Hutchinson seconded the motion, which was approved unanimously by the Board.

6. Application 25-030

Applicant: D. Scott Miller

304 Edgeboro Drive, residence

The applicant was seeking a Certificate of Appropriateness for the replacement of a deck with a Trex deck at the back of the house; replacement of the roof on the house, the garage, and the shed; and the replacement of the garage siding with board and batten wood siding.

D. Scott Miller was present via Zoom 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. Miller said that the garage will have vertical board and batten siding. He said that the existing garage siding is not real wood; Ms. Newman said it may be asbestos. It was clarified that the all the existing asphalt roofing will be replaced with asphalt shingles. Mr. Hutchinson noted that the deck is barely visible. Mr. Miller said that the house sits quite far back from the street and probably only a small portion of the railing would be visible.

Citing Standards 6, 9, and 10, Mr. Hutchison made a motion to recommend approval of the application as submitted. Mr. King seconded the motion, which was approved unanimously by the Board.

7. Application 25-032

Applicant: Eileen Dutton

300 Edgeboro Drive, residence

The applicant was seeking a Certificate of Appropriateness for the repair of the existing retaining wall with similar material, the removal of the existing deck, and the addition of a walkway from the existing brick pad to existing stairs.

Eileen Dutton 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*.

Ms. Dunleavy noted that the Joint Historic Commission had recommended approval of the demolition of the deck at their last meeting on August 25, 2025. The Board had no questions or concerns.

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

5. Application 25-033

Applicants: William & Judith Fellows

149 N. State Street, residence

The applicant was seeking a Certificate of Appropriateness for the construction of a pergola over a new patio behind the house.

William & Judith Fellows 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*.

Mr. McAuliffe noted that the pergola is set back from the street quite some distance and hidden from view by the house. The Board had no questions.

Citing Standards 9 and 10, Mr. King made a motion to recommend approval of the application as submitted. Ms. Ritter seconded the motion, which was approved unanimously by the Board.

6. Preliminary Discussion – 121 Court Street

Architect Vince Piacente and Interior Designer Laura Mammano, from Inside Architecture, summarized plans for renovations at 121 Court Street. Mr. Piacente said that they want to add an addition to the house and a second floor to the garage. He noted the addition would have Hardie Plank siding, Boral trim, and Marvin aluminum clad windows, existing windows to be rehabbed. Mr. Piacente said that they would like to remove the chimney and understood that they must apply to the Joint Historic Commission to do so.

Mr. Piacente said that they propose to add a second floor to the garage for guest accommodations (no kitchen) and a small back covered porch. Ms. White said that the scale of the garage was daunting along Mercer Street. Mr. Piacente said that the gable end was 20' high, being raised from 17' to 20'. It was clarified that the footprint would remain the same. Mr. McAuliffe noted that the rear elevation of the garage needs to be revisited as the windows are not proportional to the wall. Mr. McAuliffe suggested that the design be simplified so that it maintains the appearance of an accessory building. Mr. Piacente said they would make the building humbler so as to not compete with the house.

7. Application 25-029

Applicant: Kevin Buckthorpe

105 E. Centre Avenue, residence

The applicant was seeking a Certificate of Appropriateness for the replacement of existing vinyl siding with Hardie Plank siding to match the rear addition.

No one 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. McAuliffe said that the vinyl siding should be removed to expose the original wood siding underneath, and that the scar from the front porch would probably be revealed. Mr. Hutchinson suggested that the existing wood siding be repaired. Ms. Newman said that the submitted contract stated that some elements, such as trim, would remain vinyl.

Mr. Hutchinson made a motion to table the application for additional information and discussion with the applicant. Mr. King seconded the motion, which was approved unanimously by the Board.

8. Application 25-031

Applicant: Mike & Jenny Current

235 Court Street, residence

The applicant was seeking a Certificate of Appropriateness for the installation of Belgian block along the driveway, bluestone landing at the side porch, and construction of a dry stacked wall with stone veneer face.

No one 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. McAuliffe said that Belgian block was appropriate. He recommended that the wall in front be lower than proposed. There were additional questions from the Board regarding the wall.

Mr. King made a motion to table the application for additional information from the applicant. Mr. Hutchinson seconded the motion, which was approved unanimously by the Board.

9. Upcoming Meeting

The next HARB meeting is scheduled for Wednesday, September 24, 2025 in person and via Zoom.

8. Adjournment

On a motion by Mr. King and seconded by Mr. Hutchinson, the meeting was adjourned at 8:33 pm.

Respectfully submitted,
Leslie Dunleavy, HARB Secretary