

HISTORICAL ARCHITECTURAL REVIEW BOARD

Meeting Minutes of Wednesday, July 22, 2026



Time: 7:30 p.m.
Location: Hybrid - Newtown Borough Hall / Zoom
Present: Mr. James McAuliffe, Chair
Mr. Robert King, Member
Ms. Marcia Lincoln-Heinz, Member
Ms. Karen White, Member
Mr. Kris Bauman, Borough Council Liaison
Ms. Ana Gindhart, COA Administrator (*via Zoom*)
Ms. Margaret Newman, Preservation Consultant

Absent: Mr. Michael Hutchinson, Vice Chair
Ms. Judith Ritter, 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 Wednesday, August 19, 2026, in Borough Hall at 30 N. Chancellor Street. Applicants were advised not to begin their projects until they have 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. King made a motion to approve the minutes of the June 24, 2026, meeting. Ms. White seconded the motion, which was approved by the Board. Ms. Lincoln-Heinz abstained as she was not at the meeting.

3. Applications Considered

The following applications were considered at the meeting:

26-028	113 Penn Street—Addition and Alterations to House, Addition to Carriage House
26-030	1 E. Washington Avenue—Annex Building Repairs
26-038	209 & 211 Court Street—Door Replacement
26-040	111 Mercer Street—Porch Repairs
26-041	245 S. Chancellor Street—Fence
26-042	194 N. Chancellor Street—Window Replacement
26-043	14 Liberty Street—Brick Repointing
26-044	10 S. State Street—Signs
26-045	207 Penn Street—Window Replacement
26-046	1 E. Washington Avenue—New Awnings

4. 26-028

113 Penn Street—Addition and Alterations to House, Addition to Carriage House

Applicant: Phillips & Donovan Architects, LLC

The applicant seeks a Certificate of Appropriateness for additions and alterations to the House and Carriage House. Anna-Kate Payha and Gregg Bonstein attended the meeting.

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*.

Per HARB's suggestions at the June meeting:

- The applicant went to the Newtown Historic Association but wasn't able to find any additional useful information to reconstruct the porch.

- The porch columns were increased to 12"
- The roofline of the addition was dropped 15" and set back from the existing 12" on both sides
- The existing trim and cornice can be maintained and repaired
- The new shed dormer proposed for the existing house was reconfigured and the sash are casements

HARB still had outstanding issues/questions that should be included in the next submission

- Submit a complete set of construction documents
- The existing window frames will be kept and only the sash replaced. Please change the notes on the drawings to reflect this
- The applicant proposed Permacast for the reconstructed porch column material. HARB would like to see wood columns
- Please provide information on the foundation for the reconstructed porch
- Please provide a detail of the cornice and dentils for the reconstructed porch
- Please note that efforts will be made to the salvage and repair the wood siding on the upper gable end of the existing house
- Please revise the labels of the elevations so they are accurate
- Please revise the details and trim of the dormers in the new addition. They should not match the original dormers but should be differentiated as new construction
- The applicant stated that the use of Cor-a-Vent at the soffit is not required. If the architect doesn't want to use it, please change the drawing to reflect this
- Replacement sash in the existing house must be wood

With the above requests, Ms. White made a motion to table the application. Ms. Lincoln-Heinz seconded the motion which was approved unanimously by the Board.

5. 26-030

1 E. Washington Avenue—Annex Building Repairs

Applicant: Verindar Kaur

The applicant seeks a Certificate of Appropriateness for repairs to the annex including replacement roof and siding. Verindar Kaur, Chase Troudi and Carl Warner attended the meeting.

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*.

This application remains open and needs to be closed for the new restaurant to open. Work is complete but recommendations by HARB were not implemented.

For approval from HARB, the applicant needs to provide detailed professional drawings that clearly show the proposed work in context (all elevations), including how the roofline, cornice, overhanging eaves, trim/frieze board, gutter, and fascia will be configured to match the historic character. What has been submitted does not provide enough detail for the HARB to fully understand what the annex looks like now and what it will look like after the project is complete.

In addition, the existing siding does not seem appropriate and/or applied correctly. Additional information is required showing how this problem will be resolved. HARB emphasized the need for comprehensive elevation drawings showing all sides of the building to properly assess the proposed changes.

Ms. Lincoln-Heinz made a motion to table the application until proper detailed drawings compliant with HARB recommendations are submitted. Ms. White seconded the motion which was approved unanimously by the Board.

6. 26-038

209 & 211 Court Street—Door Replacement

Applicant: Tiffany and Chris DiMedio

The applicant seeks a Certificate of Appropriateness for the replacement of doors. Tiffany DiMedio attended the

meeting via Zoom.

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. DiMedio explained that there are two components to the project. The replacement of existing, non-historic 6-panel steel doors at 209 with 6-light glass and steel doors and the replacement of the historic glass and wood front door at 211 with the same 6-light glass and steel door.

Mr. McAuliffe noted that HARB recommends repair of historic materials so the door at 211 should be repaired. The existing transom could also be restored.

For the steel doors at 209, because the applicant is proposing to change the configuration of the door from a solid paneled door to a glass and paneled door (not replacement in kind), the proposed new doors should be wood, the historic material that would have existed originally.

Citing Standard 6, Ms. White made a motion to deny both applications stating the existing door at 209 should be repaired and restored while the replacement of the doors at 211 should be in wood. Ms. Lincoln-Heinz seconded the motion which was approved unanimously by the Board.

7. 26-040

111 Mercer Street—Porch floor replacement

Applicant: Patricia Pugh

The applicant seeks a Certificate of Appropriateness to replace her porch decking with mahogany. The applicant did not attend the meeting.

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*.

This was application was previously heard by HARB in May when they denied it but should have tabled it.

Citing Standard 6, Ms. White motions to approve the application as presented. Ms. Lincoln-Heinz seconded the motion which was approved unanimously by the Board.

8. 26-041

245 S. Chancellor Street—Fence

Applicant: Ann Stroehlein

The applicant seeks a Certificate of Appropriateness to install a new fence. Ms. Stroehlein and Donald Lefebvre attended the meeting.

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*.

Citing Standard 9 and 10, Mr. White made a motion to approve the application. Ms. Lincoln-Heinz seconded the motion which was approved unanimously by the Board.

9. 26-042

194 N. Chancellor Street—Window Replacement

Applicant: Ian Kelly

The applicant seeks a Certificate of Appropriateness to install new windows that were modified without proper approval. Ian Kelly and Sam Feldbaum attended the meeting;

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 stated that the application is to install windows, trim and siding to match what was there before the removals.

Stating that the proposed application didn't show that the windows would match what was there historically in both height and width, Ms. Lincoln-Heinz made a motion to table the application with the suggestion to use the following measures to figure out the original size of the windows: measure other the existing windows in the house, measure the area of new siding that was installed and/or count the siding from the historic photos and from there, extrapolate the size of the sash. Ms. White seconded the motion which was approved unanimously by the Board.

10. 26-043

14 Liberty Street —Brick Repointing

Applicant: Newtown Fire Association

The applicant seeks a Certificate of Appropriateness to repoint three sides of the original brick firehouse. Warren Dallas, the president of the Fire Association, attended the meeting.

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*.

Margaret Newman confirmed that the existing color and mortar profile should be matched. Mr. Dallas agreed.

Citing Standard 6, Mr. King made a motion to approve the application as presented. Ms. Lincoln-Heinz seconded the motion which was approved unanimously by the Board.

11. 26-044

10 S. State Street—New signs

Applicant: Natalia Baryshukaia

The applicant seeks a Certificate of Appropriateness for the installation of new signage. Ms. Baryshukaia attended the meeting;

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*.

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

12. 26-045

207 Penn Street —Window Replacement

Applicant: Linda Wolfenson

The applicant seeks a Certificate of Appropriateness to replace existing vinyl windows. Ms. Wolfenson attended the meeting via Zoom

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*.

HARB debated the interpretation of "in-kind replacement" in the historic district ordinance and whether it is appropriate to allow for the installation of vinyl windows in the historic district even when they exist already. Mr. McAuliffe read the definition of Replacement-In-Kind from the Borough Ordinance: "Limited replacement of extensively deteriorated or missing components when the original features can be substantiated by documentary or physical evidence. The replacement material must match the old, both physically and visually, in type or species, style, dimension, texture, and detailing."

Citing Standard 6, Mr. King made a motion to approve the application to replace all windows with vinyl except for three kitchen windows which will be upgraded to wood. Ms. White seconded the motion. Mr. McAuliffe agreed with the motion, but Ms. Lincoln-Heinz voted against, stating that the historic district does not allow vinyl windows, so

she believes it is inappropriate to allow them here. The board voted 3-1 to approve the application.

13. 26-046

1 E. Washington Avenue—Awning and Canopy

Applicant: Verindar Kaur

The applicant seeks a Certificate of Appropriateness for the replacement of the awnings and the installation of a new canopy repairs to the annex including replacement roof and siding. Verindar Kaur, Chase Troudi and Carl Warner attended the meeting.

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*.

The work has already been completed without HARB approval. The awnings match the shape of what was there previously while the canopy is new. It covers part of the path from the sidewalk to the entrance.

While the Board felt the awnings are appropriate, it felt that the canopy is inappropriate in its shape and that it is too long and overpowers the historic building. It also cuts the façade in half making it unreadable as a unified design. For the entrance bay, HARB recommended a simple awning with the same projection as the others to maintain visual cohesion of the historic façade.

Citing Standards 9 and 10, Ms. White made a motion to approve the new awnings on the building. Citing the same standards, she made a motion to deny the canopy and recommended the installation of an awning at the entrance that matches the others. Ms. Lincoln-Heinz seconded the motion which was approved unanimously by the Board.

14. Upcoming Meeting

The next HARB meeting is scheduled for Wednesday, August 26, 2026 in person and via Zoom.

15. Adjournment

On a motion by Mr. King and seconded by Ms. White, the meeting was adjourned at 9:30 PM.