

HISTORICAL ARCHITECTURAL REVIEW BOARD
09JUNE2014MEETING MINUTES

In attendance was Larry Peseski (Chair), Nancy Ruddle (Vice Chair), Betsy Muzina, Moira McClintock, John Colton, Jim Trammell, Christine Terranova (HARB Administrator) and Helen Tai (Liaison).

Absent: Marnie Newman

I. Call to Order

Chair Peseski called the meeting to order at 7:00 p.m. and noted that H.A.R.B. did have a quorum.

II. Approval of Minutes – May 5th, 2014

Upon a Motion by Larry Peseski, seconded by Nancy Ruddle, H.A.R.B. agreed to approve the minutes of May 5th, 2014 with noted corrections.

III. New Business

**A. Action on David & Stephanie Cerami
6135 Carversville Road, Carversville, PA
HARB Plan Number 2014-04-A**

Mr. Cerami was present on behalf of the application.

The property owner would like to repaint the existing five pairs of shutters located on the front of the house, with the exception of one pair located on the side, to match the trim color of Old Village Paint Color #1123 Rittenhouse Ivory.

Upon a Motion by Betsy Muzina, seconded by Jim Trammell, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-004-001 to change the existing painted shutters from red to Old Village Paint Color #1123 Rittenhouse Ivory which is currently the trim color of the house and to have the option to paint the existing storm door the same.

It was noted that Mr. Cerami's application would be reviewed for approval at the July 15th, 2014 Board of Supervisors' meeting for a Certificate of Appropriateness.

B. Chairman's Topics

There was a brief discussion regarding Mr. Kegerise's visit to the April HARB meeting. Mr. Kegerise offered to provide HARB with definitions for routine maintenance verses replacement in kind.

Chair Peseski would like to finalize the definitions of in kind repair and in kind replacement to finish the housekeeping of the guidelines.

Mr. Colton presented an email to HARB in defining a repair as follows:

"A repair is an action taken to retain the integrity of a structure, the welfare of its occupants or the appearance of a structure as it existed prior to the need for a repair. Materials used in a repair cannot differ from the material being repaired and cannot alter the appearance of a structure as it existed prior to the need for a repair. Note: Cosmetic changes to a structure that occur through weathering or the passage of time are not considered valid repairs under this definition.

Examples of a valid repairs include a hole in the roof of a structure caused by a falling tree (repairing the hole retains the integrity of a structure by protecting it from the elements), a broken window pane caused by a baseball (repairing the window pane retains the welfare of the structure's occupants by protecting them from the elements) and a shutter that fell off a structure during a windstorm (reattaching the shutter retains the appearance of the structure). Repainting a door that faded due to sun exposure is an example of a repair that is not valid under this definition.

An important part of this definition is the understanding that a repair will only return the structure to the state it was in prior to the need for the repair. For example, permission to repair a broken window pane will not allow the owner to repaint the window's trim because it faded through sun exposure or to realign the window's external sill because it sagged over time. Both the faded paint and sagging sill were in existence prior to the need to repair the broken window pane and cannot be addressed under this definition of repair."

Ms. Ruddle provided HARB with Newtown Township's Historic District Ordinance which states the following on maintenance or repairs:

"Exceptions. A Certificate of Appropriateness shall not be required by the Township for the following:

- (1) Painting in kind (i.e., same color).
- (2) Interior modifications
- (3) Maintenance or repairs in kind (i.e., same materials, same detailing).
- (4) Alterations or modifications not visible from public street or way.
- (5) Temporary emergency repairs (subject to future review by the Board of Historical Architectural Review)."

Mr. Trammell suggested to keep the process simple which will allow more flexibility and encourage preservation; being too specific will take more time to resolve the issue and may delay in expediting the proposal.

The items that need to be addressed by the Board are as follows:

- Proposed policy
- Proposed modified ordinance
- Proposed procedure which would include administrative review

If the scope of the work is only painting, it may only require administrative review.

Upon a Motion by Larry Peseski, seconded by Jim Trammell, it was unanimously agreed that HARB submit for approval a new policy for in kind repair, in kind replacement, paint, repainting, changing of paint color, language to modify the ordinance and the procedure for administrative review.

C. Volunteer to attend the next Board of Supervisors' meeting

Betsy Muzina volunteered to attend the July 15th, 2014 Board of Supervisors' meeting.

IV. Public Comment – None

V. Adjournment

Moirra McClintock moved to adjourn the meeting at 8:20 p.m.

Respectfully submitted,
Christine E. Terranova, HARB Administrator
Solebury Township