

**HISTORICAL ARCHITECTURAL REVIEW BOARD**  
**14SEPTEMBER2015MEETING MINUTES**

In attendance was Larry Peseski (Chair), Nancy Ruddle (Vice Chair), Moira McClintock, Betsy Muzina, Marnie Newman, Scott Minnucci, Christine Terranova (HARB Administrator) and Ed McGahan (Liaison).

Absent: John Colton

**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 – July 15<sup>th</sup>, 2015 (Special Meeting) and August 3<sup>rd</sup>, 2015**

**Upon a Motion by Nancy Ruddle, seconded by Betsy Muzina, H.A.R.B. agreed to approve the minutes of July 15<sup>th</sup>, 2015. Marnie Newman abstained due to being absent from the meeting.**

**Upon a Motion by Nancy Ruddle, seconded by Moira McClintock, H.A.R.B. unanimously agreed to approve the minutes of August 3<sup>rd</sup>, 2015.**

**III. New Business**

**A. Action on Carversville Associates/Will Mathias  
6205 Fleecydale Road, Carversville, PA 18913  
(Carversville Historic District)  
HARB Plan Number 2015-08-L**

Mr. Mathias was present on behalf of the application.

Mr. Mathias proposed the installation of three windows to replace window air condition units. He would be replacing the sash and not the entire window.

Ms. Newman stated that she was happy with the proposed windows.

Ms. McClintock stated that she did not have any issues with the proposal.

Ms. Ruddle stated that she did not have any issues with the proposal.

Mr. Minnucci stated that he did not have any issues with the proposal.

Chair Peseski stated to the applicant to contact the Township if there is ever any question whether he needs to submit an application to HARB in order to do work on his property.

**Upon a Motion by Marnie Newman, seconded by Nancy Ruddle, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-002-016 for the replacement of three, two light, upper sashes to be customized per the dimensions as noted in the Tinsman Brothers, Inc. invoice, dated June 19, 2015, in accordance with the Solebury Township Design Guidelines Section 5.35 which states, "Any proposed replacement window should be custom-sized to the original sash opening."**

**B. Action on Douglas Bollinger & Lorraine Raywood  
6090 Carversville Road, Carversville, PA  
(Carversville Historic District)  
HARB Plan Number 2015-08-M**

Mr. Bollinger and Ms. Raywood were present on behalf of the application.

Ms. Raywood proposed the installation of Anderson 400 series replacement windows throughout her home.

Ms. Ruddle inquired if the wood windows would be clad in vinyl.

Ms. McClintock stated that the windows would be vinyl clad per the cut sheet.

Chair Peseski noted that in accordance to the design guidelines, vinyl windows are not appropriate in a historic district.

Mr. Bollinger was in agreement to install wood windows that would be more appropriate to the district.

Ms. McClintock stated that Anderson Windows does not make a wood window but there are other manufacturers that can be used.

Chair Peseski suggested the property owner review the design guidelines on windows, and the Administrator will send out the window inventory to the owner to help as a guide.

Ms. Newman stated that different components can be replaced on windows than being replaced entirely.

Mr. Bollinger preferred to replace the windows completely rather than a component of the window. Mr. Bollinger also clarified that he was not replacing all the windows but only four double hung windows and a dormer window.

**Upon a Motion by Larry Peseski, seconded by Nancy Ruddle, it was unanimously agreed to continue the application for TMP#41-004-013 and that the property owner has agreed to return to HARB with a revision to the application within sixty days.**

**C. Action on Steve Young (Continuance)  
3592 Aquetong Road, Carversville, PA  
(Carversville Historic District)  
HARB Plan Number 2015-07-F**

Mr. Steve Young and Mr. Gregory Wieland, G P Wieland Builder, LLC (Contractor) were present on behalf of the application.

Ms. Muzina stated that after reviewing the submitted additional information regarding the application, she felt that HARB could recommend the application for approval.

Mr. Wieland stated that six windows would be replaced on the west side and two windows on the south side of the property with double hung, all wood windows.

Ms. Newman stated that the windows being replaced, she would rather see them being repaired than replaced.

Chair Peseski stated that the owner is willing to replace the windows.

Mr. Wieland added that the existing windows are very large for the rooms that creates limited living space, and that some of the windows show sagging on the bottom frames.

Ms. McClintock asked if the existing transoms will remain.

Mr. Wieland stated that the existing transoms will remain.

Mr. Young stated that the windows will not have screens at all.

**Upon a Motion by Betsy Muzina, seconded by Nancy Ruddle, it was agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-002-090 for the replacement of six existing windows on the west side of the property and two existing windows on the south side of the property with double hung, all wood windows, with grid pattern to replicate existing. All existing trim and muttons to remain the same.**

**5 -- In favor – Larry Peseski, Nancy Ruddle, Betsy Muzina, Moira McClintock and Scott Minnucci**

**1 – Opposed – Marnie Newman**

**D. Action on William & Rhonda Heffern  
6190 Stovers Mill Road, Carversville, PA  
(Carversville Historic District)  
HARB Plan Number 2015-080-K**

Patrick Pastella, Contractor, was present on behalf of the application.

Ms. Newman thanked Mr. Pastella for answering the additional questions that occurred during the review of the application when first submitted.

Chair Peseski asked if the gate will be painted.

Mr. Pastella stated that the property owner will leave the gate nature with no paint, and that the gate is a mirror image in its appearance.

There was a brief discussion on the location and screening of the key pad.

**Upon a Motion by Marnie Newman, seconded by Scott Minnucci, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-004-022 for the installation of a new white oak and steel entry gate as shown on the August 20<sup>th</sup>, 2015 revised drawing which will include a new keypad to be located within existing shrubbery eleven feet in front of the proposed gate. This new gate is in accordance with the Design Guidelines Section 7.3 (Page 66) which recommends wood as well as vertical pickets for fencing.**

**E. Action on Scott Minnucci  
7089 Phillips Mill Road, New Hope, PA  
(Phillips Mill Historic District)  
HARB Plan Number 2015-07-J**

Scott Minnucci recused himself from the review of the application as a HARB member as he is the owner of the property.

Mr. Minnucci, property owner, was present on behalf of the application and provided a roof shingle sample to HARB prior to review of the application.

There was a brief discussion to the visibility of the proposed shed location from the road. Mr. Minnucci did submit pictures to support that decision.

Mr. Minnucci stated that because of the grade, the roof will be the only part of the structure that you would see from the road. Mr. Minnucci stated that the shingles and the paint will match the existing materials on the house.

**Upon a Motion by Larry Peseski, seconded by Betsy Muzina, it was unanimously agreed to recommend issuance of a Certificate of**

**Appropriateness to TMP#41-028-033-001 for the placement of a shed at 7089 Phillips Mill Road, details of the shed as presented in the applicant's description of the building and project site. The shed to be 8' x 12', Quaker style with roofing material to be a slate color asphalt to match the existing house.**

#### **IV. Chairman's Topics**

Chair Peseski volunteered to attend the Board of Supervisors meeting on October 6<sup>th</sup>, 2015.

There was a brief discussion on the use of the newly created window inventory for residents and aluminum clad wooden windows.

#### **V. Public Comment**

Ms. Ruddle asked about the progress on the final draft of the Design Guidelines.

Chair Peseski stated that approximately two more weeks before he will be distributing the final draft for review.

#### **VI. Adjournment**

Ms. McClintock adjourned the meeting at 8:20 p.m.

Respectfully submitted,  
Christine E. Terranova  
H.A.R.B. Administrator  
Solebury Township