

**HISTORICAL ARCHITECTURAL REVIEW BOARD**  
**11JULY2016 MEETING MINUTES**

In attendance was Larry Peseski (Chair), Nancy Ruddle (Vice Chair), Marnie Newman, Scott Minnucci, Patrick Pastella, Christine Terranova (HARB Administrator) and Matthew Wojaczyk (Building Official).

Absent: Mark Baum Baicker and Noel Barrett (Liaison)

**I. Call to Order**

Chair Peseski called the meeting to order at 7:01 p.m. and noted that H.A.R.B. did have a quorum.

**II. Approval of Minutes – June 6<sup>th</sup>, 2016**

**Upon a Motion by Nancy Ruddle, seconded by Scott Minnucci, H.A.R.B. unanimously agreed to approve the minutes of June 6<sup>th</sup>, 2016.**

**III. New Business**

**A. Action on William and Rhonda Heffern  
6190 Stovers Mill Road, Carversville, PA  
(Carversville Historic District)  
HARB Plan Number 2016-06-F**

Patrick Pastella recused himself from the review of the application as a H.A.R.B. member as he is the contractor for the project.

Mr. Pastella introduced the application. The structure is a house built in the 1850's with an added summer kitchen. The proposal is to remove the existing 1950's aluminum sun porch and add an addition to the summer kitchen. Mr. Pastella believes that the addition will not be visible from the road but may be more visible different seasons through the year. The property owner felt it best to follow protocol to satisfy if any part of the project is questionably visible. The light fixtures and the door hardware will not be visible from the road. The new shingles will blend with the existing roof shingles with the ridge lines being the same with the exception of the porch roof being a red, metal roof. The new addition will match the kitchen wing. The proposed aluminum clad wood windows will be white. The shutters will be repaired or replaced. The height of the standing seam roof will be 1-1/8-inches to 1-5/8-inches and 16 to 16-1/2-inches wide and the color will be Regal Red.

Upon a Motion by Marnie Newman, seconded by Larry Peseski, it was agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-004-022 to remove the existing rear aluminum sun porch and side concrete porch/steps. A new two story living space is to be constructed in place of the aluminum sun porch and a new porch is to be constructed in place of the concrete porch/steps that is architecturally compatible. A new roof is to be installed on the existing kitchen wing in asphalt to match the main block of the house and the existing roof line, along with the repair and/or replacement in kind of existing shutters and hardware will be repaired or replaced throughout the house per June 10, 2016 submission, as well as the plan dated May 23, 2016 from LUCE Architects and a follow up submission dated June 28, 2016.

H.A.R.B. was in agreement that it is likely that most of the proposed work will not be visible from the road. If anything is visible, it will be appropriate to the architectural style of the house based upon this recommendation.

**In Favor – 4 members – Larry Peseski, Nancy Ruddie, Marnie Newman and Scott Minnucci**

**Recused – 1 member – Patrick Pastella (Contractor for the project)**

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

There was a brief discussion regarding repair or replacement of historic windows. Subsection 5.35 (Windows – Replacement Windows) of the *Design Guidelines* and the section addressing windows in the *History & Maintenance Manual* (Pages 39 to 46) were called out for guidance with the discussion.

##### **A. Volunteer to attend the next Board of Supervisors' meeting**

Larry Peseski volunteered to attend the Board of Supervisors' meeting on July 19<sup>th</sup>, 2016.

##### **B. H.A.R.B. Application revisions**

Larry Peseski announced that he met with the solicitor, Jordan Yeager, Township Manager, Dennis Carney, Assistant Township Manager, Gretchen Rice, Zoning Officer, Matthew Wojaczyk, on June 17<sup>th</sup> to discuss the Design Guidelines and Maintenance Manual revisions. Larry Peseski will present the revised guidelines to the Board of Supervisors at the August 16<sup>th</sup>, 2016 meeting.

##### **C. H.A.R.B. Award**

No discussion

**D. Village Center signage and bridges in the historic districts**

No discussion

**V. Public Comment**

No discussion

**VI. Adjournment**

**Upon a Motion by Scott Minnucci, seconded by Larry Peseski, H.A.R.B. motioned to adjourn the meeting at 8:20 p.m.**

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