

HISTORICAL ARCHITECTURAL REVIEW BOARD
11SEPTEMBER2017 MEETING MINUTES

In attendance was Larry Peseski (Chair), Nancy Ruddle (Vice Chair), Scott Minnucci, Marnie Newman, Christine Terranova (HARB Administrator) and Noel Barrett (Liaison).

Absent from the meeting: Patrick Pastella

I. Call to Order

Chair Peseski called the meeting to order at 7:03 p.m. and noted that H.A.R.B. did have a quorum.

II. Approval of Minutes – July 10, 2017

Approval of the July 10th, 2017 minutes was postponed until the next available HARB meeting.

III. New Business

**A. Action on Todd Broad
3792 Aquetong Road, Carversville, PA
(Carversville Historic District)
HARB Plan Number 2017-08-C**

Dr. Broad was present on behalf of the application.

Dr. Broad gave a brief explanation on the proposed project of reconstructing and restoring the wall in the front yard of his property. Dr. Broad added that he is not using any new stone but only what is existing to restore the wall.

Chair Peseski noted that lighting was installed in the wall along the driveway but is not included as a part of the HARB application and cannot be recommended for approval.

Upon a Motion by Scott Minnucci, seconded by Marnie Newman, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-004-039, 3792 Aquetong Road to repair and reconstruct the existing stone wall with the same dimensions and the same materials.

**B. Action on Simon Howells
3764 Aquetong Road, Carversville, PA
(Carversville Historic District)
HARB Plan Number 2017-08-D**

Tammy Russeck was present on behalf of the application.

Chair Peseski mentioned that HARB would favor the option of the picket fence, spear design, four feet high, traditional style, painted white and the posts to be 4" x 4" and facing inside the applicant's property. Three gates to be installed throughout the yard with one gate off the patio, one gate onto the parking area and one gate to open into the front yard. If a bigger gate is needed than a double gate is suggested to be installed by the barn.

It was agreed that HARB would continue the application to the next HARB meeting in order for the applicant to submit additional documentation to show where the proposed fence and gates are to be placed on the property.

Upon a Motion by Larry Peseski, seconded by Scott Minnucci, it was unanimously agreed to continue the application to the next scheduled HARB meeting in order for the applicant to provide a site plan showing the fence lines, lengths, gate locations and fence details. Documentation is agreed to be submitted by noontime, September 25, 2017 for the October 2nd HARB meeting.

There was a brief discussion regarding the installation of a chimney liner being installed and restoring/repairing the brick of the existing chimney on the top of the house. If a cap is added to the chimney top or top of the liner and visible, then a HARB application would need to be submitted for recommendation and approval.

**C. Action on 2535 River Road, LLC
2535 River Road, New Hope, PA
(Phillips Mill Historic District)
HARB Plan Number 2017-08-E**

Mr. Ralph Fey and Mr. Benjamin Eckhard, with Ralph C. Fey Architects, LLC, were present on behalf of the application.

Mr. Fey gave a brief presentation regarding the replacement or restoration of the windows in the upper building on the property. Depending on the nature of each window and in accordance to the submitted window schedule, the windows would be repaired or replaced. Trim, cladding and sills will all be closely looked at to make that determination. The inventory showed that possibly 27 windows will be replaced and possibly 21 windows will be repaired. The paint choice would either be Benjamin Moore Marshlands or Benjamin Moore Midsummer Night. The East Elevation is only addressed because that is the only side of the building that is visible from the road.

Upon a Motion by Marnie Newman, seconded by Scott Minnucci, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-020-002, 2535 River Road to restore or

replace windows as described in the window schedule including repair or replacement of sashes as seen in the historic photographs and submitted cut sheet; repair or replacement of the window trim and repair or replacement of sills. The color of the trim to be equivalent to Benjamin Moore #2134-20, Midsummer Night.

IV. Chairman's Topics

A. Review/discussion of Ordinance #68

It was agreed to table this review/discussion to the next available HARB meeting.

B. Volunteer to attend the next Board of Supervisors meeting

Chair Peseski and Mr. Minnucci volunteered to attend the Board of Supervisors' meeting on September 19th, 2017.

V. Public Comment – None

VI. Adjournment

Chair Peseski adjourned the meeting at 8:42 p.m.

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