

HISTORICAL ARCHITECTURAL REVIEW BOARD
01AUGUST2016 MEETING MINUTES

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

I. Call to Order

Chair Peseski called the meeting to order at 7:07 p.m. and noted that H.A.R.B. did have a quorum.

II. Approval of Minutes – July 11th, 2016

Upon a Motion by Mark Baum Baicker, seconded by Nancy Ruddle, H.A.R.B. unanimously agreed to approve the minutes of July 11th, 2016.

III. New Business

**A. Action on 2535 River Road, LLC (Hotel du Village location)
7092 Phillips Mill Road, New Hope, PA
(Phillips Mill Historic District)
HARB Plan Number 2016-07-G**

Gabe Bailer, Project Manager for 2535 River Road, LLC, was present on behalf of the application.

HARB members and Gabe Bailer were in agreement that the River Road property (a.k.a. "house") will be used by the current owner, Frank Cretella, as a summer retreat home and will continue that way.

Matt Wojaczyk stated that the house is currently in compliance as a conforming use and anything more than that would require additional application submissions and approvals by the Township.

HARB continued to review the attached narrative to the submitted HARB application as follows:

1. Rustic Arbor – Pictures labeled as 1 and 2 – Arbor to be placed near the event building and is visible from Chapel Road. There will be four wooden posts on top of the stone caps. The beams on top of the posts will measure 2 x 12 with 1' spacing and will cross hatch over each other.
2. Ceremonial Arbor – Pictures labeled as 2 -- Arbor will be built as proposed in the picture but will not include the benches on each side of the arbor.

3. Chef's Garden – Pictures labeled as 3 – Applicant is not proposing raised beds so it is considered not to be in HARB's purview.
4. Fencing Surrounding Garden – Picture labeled as 4 – The fencing material will be a galvanized, turkey wire (not chicken as stated in the application) and will be brown to match the posts.
5. Fire Pit – Picture labeled as 5 – Proposed fire pit to match existing fire pits on the property.
6. Water Table – Pictures labeled as 6 – It was agreed that the water table would be visible from the road and would be considered a permanent fixture.
7. Fence – Picture labeled as 7 – Fencing material will be pressure-treated wood and not metal with 6 x 6 posts. The proposal is to remove the existing hedges, place the fence and then plant evergreens behind the fence.
8. Landscaping – Picture labeled as 8 – Planting evergreens as proposed.
9. Hotel Windows – Pictures labeled as 9 – Just replacing the sashes and windows. The windows will be wood. All replacement windows will be the visible, front windows of the structure. It was suggested that the HARB Administrator send the window schedule to Mr. Bailer.

Upon a Motion by Nancy Ruddle, seconded by Larry Peseski, it was agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-020-002 according to the submitted narrative with the application proposing to build a rustic arbor (Item #1) on top of the existing stone column entrance to the outdoor patio. The posts will be 1' x 1' and the maximum overall height is not to exceed 12'.

It was agreed to recommend issuance of a Certificate of Appropriateness to build a ceremonial arbor (Item #2) over the top of the existing platform and is not to exceed the dimensions of the platform, with the design to match the photo with the exception of no benches.

In Favor – 5 members – Patrick Pastella, Scott Minnucci, Mark Baum Baicker, Nancy Ruddle and Larry Peseski

Opposed – 1 member – Marnie Newman – due to not enough information

MOTION APPROVED

Upon a Motion by Nancy Ruddle, seconded by Patrick Pastella, it was unanimously agreed to remove approval of the Chef's Garden (Item #3) due to not being within HARB's purview.

Upon a Motion by Nancy Ruddle, seconded by Patrick Pastella, it was agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-020-002 to install fencing surrounding the proposed garden (Item #4) that will be galvanized, turkey wire and the top and bottom rails to be 1" x 6".

In Favor – Patrick Pastella, Marnie Newman, Mark Baum Baicker and Nancy Ruddle

Opposed – Scott Minnucci and Larry Peseski

MOTION APPROVED

Upon a Motion by Nancy Ruddle, seconded by Patrick Pastella, it was agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-020-002 to install new fencing (Item #7) along River Road from the southern edge of the property line to the gravel parking cul de sac for the house. The fencing will be made with pressure treated wood and the posts will be 6 x 6. The landscaping (Item #8) will be evergreens and not trees.

In Favor – 4 members – Patrick Pastella, Marnie Newman, Mark Baum Baicker and Nancy Ruddle

Opposed – 2 members – Scott Minnucci and Larry Peseski

MOTION APPROVED

Upon a Motion by Nancy Ruddle, seconded by Patrick Pastella, it was agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-020-002 for approval of a fire pit (Item #5) that will be located on the open field on the south side of the house along River Road. The fire pit will be made of concrete and be 10' long by 5' wide and 2' high and match the existing fire pits on the property.

In Favor – Patrick Pastella, Scott Minnucci, Marnie Newman and Mark Baum Baicker

Opposed – 2 members – Larry Peseski and Nancy Ruddle. Ms. Ruddle felt that the fire pit was inappropriate and not of a historic nature.

MOTION APPROVED

Upon a Motion by Nancy Ruddell, seconded by Patrick Pastella, it was agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-020-002 to install a water table (Item #6) located on the open field on the south side of the house along River Road. The water table has a concrete base with a marble top with the measurement of 13' long by 4' wide.

In Favor – Scott Minnucci, Mark Baum Baicker

Opposed – Patrick Pastella, Marnie Newman, Nancy Ruddell and Larry Peseski (Members felt it would be inappropriate and not of a historic nature.)

MOTION DENIED

Upon a Motion by Nancy Ruddell, seconded by Patrick Pastella, it was unanimously agreed to continue the proposal to replace front windows in the hotel building (Item #9), and that the applicant will return at a later date with additional information to support his proposal.

IV. Chairman's Topics

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

Scott Minnucci volunteered to attend the Board of Supervisors' meeting on August 16th, 2016.

V. Public Comment

Chair Peseski stated that the checklist should be a part of the H.A.R.B. application on all H.A.R.B. submissions.

VI. Adjournment

Upon a Motion by Scott Minnucci, seconded by Larry Peseski, H.A.R.B. motioned to adjourn the meeting at 8:57 p.m.

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