

**HISTORICAL ARCHITECTURAL REVIEW BOARD
12SEPTEMBER2016 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) and Matthew Wojaczyk (Building Official).

Absent: 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 – August 1st, 2016

Upon a Motion by Mark Baum Baicker, seconded by Nancy Ruddle, H.A.R.B. unanimously agreed to approve the minutes of August 1st, 2016.

III. New Business

**A. Action on Wendy and Jon McCook
2586 River Road, New Hope, PA
(Phillips Mill Historic District)
HARB Plan Number 2016-08-H**

Mr. Gabriel Bailer, Project Manager, and Fernando Fernandez, Contractor, were present on behalf of the application. The applicant is proposing to repair and restore the eastern side of the barn which is in disrepair and has lost part of its wood siding with areas of deteriorated timber framing. The new wall boards will be painted to match the existing color of the barn. Mr. Fernandez felt there would be a sufficient amount of replacement boards to repair or restore the barn. The wood that is on site is the same as the existing wood on the barn. The aged boards are 7-1/2" x 10'.

Ms. Newman asked for Mr. Fernandez to describe the work to be done on the stone ramp.

Mr. Fernandez stated that the foundation was sound, the stone ramp would not be touched and he would stabilize the barn.

It was noted that Mr. Bailer and Mr. Fernandez were in agreement that the HARB application covered the safety issues of repairing the lean-to section of the barn.

Mr. Wojaczyk stated that the barn was designated as an agricultural barn and that a building permit would not be required.

Mr. Peseski stated that, if required, the stone wall on the east side of the barn will be repaired with mortar to match.

Mr. Wojaczyk stated that an engineer has looked at the repair.

Mr. Fernandez stated that he may need to remove enough stone to stabilize the wall and then use mortar to support the area that will be disturbed.

Ms. Ruddle questioned if the ramp near the two barn doors will be operable once repaired.

Mr. Fernandez stated the barn doors will be replaced with new wood where needed and will make the doors operable. There will not be any new hardware.

Robert Dorsam, 27 Towpath Way, asked when the project would be completed.

Mr. Fernandez stated that he did not have an answer but the work would be done within one week once Mr. Cretella gave him the OK to move forward with the project.

Mr. Bailer stated that doing the repairs is contingent upon the contract of sale.

Mr. Peseski stated that HARB does not require a detailed timeline on proposed projects when reviewed.

Gabrielle Dorsam, 27 Towpath Way, stated that the rail on the door is bent and will not operate properly; how will the applicant repair that?

Mr. Fernandez explained the extent of the repair of the door and that hardware would not be needed. He also added that as the contractor he is addressing the violation on the barn to make it safe.

Mr. Wojaczyk explained that the proposal involved the lean-to structure that needs to be repaired.

Resident Mary O'Krupp inquired if it would be necessary for the property owner to return to HARB if there are additional projects on the property.

Mr. Peseski noted that the property owner would have to return to HARB with additional projects anytime the project is within HARB's purview.

Upon a Motion by Marnie Newman, seconded by Nancy Ruddle, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-061-003 per HARB application dated August 12, 2016 including a follow up email dated August 19, 2016 for a

barn stabilization project on the front section of the barn referred in the application as the lean to, including structural repairs to the interior. Exterior work will include the following:

1. Repair of the stone foundation on the east corner (as referred to in the application) and using the existing stone. The new mortar will match the existing historic color, material, profile and dimension.
2. Repair siding of same corner, all efforts will be made to use existing siding. If new siding is required, it will match the existing wood on site in profile with dimensions of 1" x 8".
3. Paint color for the siding to be Behr Ultra Barn Red #UL223 and will be mixed to match the existing color.
4. Repair barn doors to make operable including the repair of rotted wood with the existing wood on site and painted the same color red, and the existing hardware not to be replaced but restored.

Plywood sheathing will not be installed as originally proposed on Page 3 of 4 of the plans (noted as "Section at East Wall") designed by Michael A. Traczuk with Carroll Engineering.

IV. Chairman's Topics

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

Larry Peseski volunteered to attend the Board of Supervisors' meeting on October 4th, 2016.

V. Public Comment

There was a brief discussion on the progress of the HARB project at 3792 Aquetong Road, Carversville. It was noted that river stone had been placed at the front edge of the property by the street that was never reviewed by HARB nor approved by the Board of Supervisors.

Chair Peseski announced that he will do a presentation before the Board of Supervisors on September 20th, 2016 regarding the newly submitted revisions of the Design Guidelines and Maintenance Manual.

VI. Adjournment

Upon a Motion by Marnie Newman, seconded by Larry Peseski, H.A.R.B. motioned to adjourn the meeting at 8:15 p.m.

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