

HISTORICAL ARCHITECTURAL REVIEW BOARD
05MAY2014MEETING MINUTES

In attendance was Larry Peseski (Chair), Nancy Ruddle (Vice Chair), Betsy Muzina, Moira McClintock, Marnie Newman, John Colton, Jonathan Reiss (Township Solicitor), Christine Terranova (HARB Administrator) and Helen Tai (Liaison).

Absent: Jim Trammell

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 – March 3rd, 2014

Upon a Motion by Nancy Ruddle, seconded by Moira McClintock, H.A.R.B. agreed to approve the minutes of March 3rd, 2014.

III. Review and Approval of Annual Report of 2013

Chair Peseski presented the Board with a report entitled, “Annual Meeting Activity Comparison” and discussed the comparison of the previous annual reports to determine how effective HARB has been in its role and how HARB and the Board of Supervisors are calibrated together. It was noted that the actual number of Certificates of Appropriateness should be 26 as one application was withdrawn (2535 River Road Property, LLC, May, 2013) and one application was opposed for a recommendation by HARB but was approved by the Board of Supervisors (Florig application, December, 2013). It was also noted that the Godley HARB application was approved for a HARB recommendation but was not fully approved by the supervisors, meaning the applicant will have to return to HARB for additional approval.

Chair Peseski stated it would be advantageous for HARB to communicate the results of the activity of applications to keep the historic community informed of the progress over the years. It was suggested that the findings be placed in the local newspapers, The Messenger or as a handout at Carversville Day.

Supervisor Tai suggested to include an explanation on the benefits of H.A.R.B. township wide to make people aware of the activity and to show people are investing in their community.

Upon a Motion by Nancy Ruddle, seconded by Betsy Muzina, H.A.R.B. unanimously agreed to approve the 2013 Annual Report.

IV. New Business

Corey Kegerise, Community Preservation Coordinator, Eastern Region, Pennsylvania Historical & Museum Commission, Horsham, Pennsylvania Office

Mr. Kegerise introduced himself and briefly explained his background.

Mrs. Ruddle asked how other districts handle In-Kind Replacement.

Mr. Kegerise stated it would depend how it is defined for the community: “Repairing also includes the limited replacement in kind – or with compatible substitute material – of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.”

Ms. Ruddle stated it would be helpful to the resident to be able to fast-track the application if it was only a replacement in kind which would require revising the guidelines.

Mr. Kegerise noted that a fast-track process would need to be in place with precise administrative guidelines and technical expertise to know personnel will be able to meet the qualifications, and then have someone report it at the next meeting to keep everyone up-to-date. The scope needs to be tightly worded. For example, a fence could be “administratively approved” as long as it meets set requirements with the proper parameters that are already established.

Solicitor Reiss stated that a revision would need to be incorporated into the guidelines with a provision to authorize a new process.

There was a brief discussion on the definition of “exact” versus “same”.

Mr. Kegerise provided a handout giving the definition of an in-kind repair and an in-kind replacement from Kennett Square, Chester County, PA, as follows:

IN-KIND REPAIR—Repair of a deteriorated building or structure component, as covered by the HARB Ordinance, using parts and materials which are exactly the same as the original, in terms including, but not limited to: appearance, material, size, arrangement, proportion, dimensions, color (excepting paint color), and texture.

IN-KIND REPLACEMENT – The replacement of a deteriorated building or structure component, as covered by the HARB Ordinance, with a substitute

which is exactly the same as the original in terms of, including but not limited to: appearance, material, size, arrangement, proportion, dimensions, color (excepting paint color) and texture; matching the original feature exactly.

Solicitor Reiss stated that the definitions provided are similar definitions but need definitive terms for administration to use in the guidelines and in order to give residents better guidance.

Mr. Kegerise stated that procedures with precise definitions would help in guiding administration in making the right decision when reviewing the applications. The procedures would then need to be reviewed periodically to make sure they are current.

It was noted that each replacement in kind review should be documented in some type of form and reported to HARB members so that everyone is aware of the activity relating to replacement in kind application and needs to be in the ordinance and also placed in the guidelines.

Mr. Reiss recommended that the supervisors recommend for administration to establish definitions to follow and should have the documentation reviewed periodically.

It was noted that HARB would need to create guidelines to be placed in an amendment to revise Ordinance #08-198, update the current guidelines and then revise the HARB application where necessary.

Mr. Kegerise offered to provide HARB with definitions for routine maintenance versus replacement in kind.

V. Old Business – Nothing to discuss

A. Chairman's Topics – Nothing to discuss

VI. Public Comment – None

VI. Adjournment

Upon a Motion by Marnie Newman, seconded by Nancy Ruddle, H.A.R.B. agreed to adjourn the meeting at 8:55 p.m.

Respectfully submitted,
Christine E. Terranova, HARB Administrator
Solebury Township