

HISTORICAL ARCHITECTURAL REVIEW BOARD
03AUGUST2015MEETING MINUTES

In attendance was Larry Peseski (Chair), Nancy Ruddle (Vice Chair), Moira McClintock, John Colton, Betsy Muzina, Marnie Newman, Scott Minnucci, Christine Terranova (HARB Administrator) and Ed McGahan (Liaison).

I. Call to Order

Vice Chair Nancy Ruddle called the meeting to order at 7:10 p.m. and noted that H.A.R.B. did have a quorum.

II. Approval of Minutes – May 4th, 2015 and July 15th, 2015 (Special Meeting)

Upon a Motion by Moira McClintock, seconded by Marnie Newman, H.A.R.B. unanimously agreed to approve the minutes of May 4th, 2015.

It was noted that the July 15th, 2015 (Special Meeting) minutes would be tabled until the next H.A.R.B. meeting for approval.

III. New Business

**A. Action on Marc and Ellen Stiefel
6168 Stovers Mill Road, Doylestown, PA
(Carversville Historic District)
HARB Plan Number 2015-07-D**

Mr. Stiefel was present on behalf of the application.

Mr. Stiefel briefly described the proposed installation of a termination cap at the end of a fireplace vent. They will be using a firebrick termination cap designed to blend in with the stucco exterior. The cap will be painted Pure White, Sherwin Williams SW3008, to match the existing color on the outside wall of the house.

Upon a Motion by John Colton, seconded by Marnie Newman, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-002-042 to install a firebrick termination cap, painted Pure White Sherwin Williams SW3008 to match the existing stucco above the second story window to the left of the chimney, viewable from Stovers Mill Road. The exact location of the cap will be determined by framing and studs and will be placed as close as possible to the center of the wall above the window and to the left of the chimney.

**B. Action on Jerry and Nancy Ruddle
6170 Stovers Mill Road, Carversville, PA
(Carversville Historic District)
HARB Plan Number 2015-07-G**

Nancy Ruddle recused herself from the review of the application as a HARB member as she is the owner of the property.

Mr. and Mrs. Jerry Ruddle, property owners, and Ellen Happ, Architect, were present on behalf of the application.

Ms. McClintock complimented the applicant on the completeness and detail of the application.

Upon a Motion by Moira McClintock, seconded by Marnie Newman, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-002-042-003 for a 22' 8" x 43' addition and a 10' 8" x 18' 6" foyer connecting to the north side of the existing cottage. The siding, roofing, window and door trim, gable dormers, chimney, shutters, shutter hardware and the utility enclosure and its hardware will all match the existing. The corner boards, fascia, rakes and soffits will match the existing. The front door, storm/screen door, door hardware and the electric meter enclosure will be reused. All windows will be either Pella Architect Series or Marvin Ultimate wood windows with simulated divided lites with 7/8-inch wide muntins, painted white. The door on the North side porch will be a Simpson #37512 wood door, painted Black Forrest Green with simulated divided lites with 7/8-inch wide muntins and will have a storm/screen combination door to match existing and also painted Black Forrest Green. The North side air conditioner screen will be random width vertical board painted Copley Gray with reused antique black strap hinges and latch from the North face of existing structure. The new A-dormers on the North and West elevations will have cedar shake shingles like existing A-dormers and be painted with white siding to match existing (Benjamin Moore #543-01). The metal roofs of the shed dormer (not visible) and the porches will be field crimped standing seam metal, 1-inch high seams, medium bronze by Drexel Metals. The porches will have 6 x 6, Benjamin Moore #543-01 painted cedar posts with 1 x 4 base trim. The porch railings on the North side porch will be 1 x 1 balusters, 2-1/4-inch diameter top rail and 2 x 2 bottom rail, all painted Benjamin Moore #543-01. The porch floors will be flagstone paving in color and pattern to match the bluestone on the existing terrace. The exposed edges of the bluestone will have a thermal finish, minimum 1-1/2-inch thickness. The foundations will be finished with Drivit #106, Pearl Ash in a sandblast texture. Lanterns flanking the front door will be Suffolk Lanterns by Northeast Lantern, finish will be dark antique copper. Shutter dogs will be painted black as per cut sheet. Gutters and downspouts will be Berger aluminum, 6-inch white half-round

gutters and 4-inch, plain round downspouts. The k-style gutters and rectangular downspouts on the existing house will be replaced to match the new. The driveway expansion shall be red stone shale.

**C. Action on 7091 Phillips Mill Road, Doylestown, PA
(Phillips Mill Historic District)
HARB Plan Number 2015-07-E**

Ms. Jennifer Whitbeck and Mr. Edmund Mestetsky were present on behalf of the application.

Ms. Newman briefly discussed the history background on the property since 1896.

Ms. Eleanor Miller and Mr. Shawn Miller, residents of Phillips Mill, stated that the structure on the property began as part of the Solebury School in 1925. The diamond shape window determines they are early 1900's as leaded glass windows. Some of the windows were replaced by Charles Mueller (previous owner) in 1947.

Ms. McClintock noted seeing rotted wood in the submitted pictures with pieces of some windows falling apart.

Mr. Mestetsky stated some of the windows are so worn and weathered and were originally painted with lead paint; which is another issue.

Chair Peseski asked if the applicant was proposing to replace the windows with vinyl windows.

Mr. Mestetsky stated that Pella Windows do not make a diamond pattern window and the only option would be to use the manufacturer that is in the application.

Ms. McClintock stated for the applicant to submit an inventory of each existing window that is to be replaced and include a narrative to explain the condition of each window, using the guidelines for some general direction.

Chair Peseski stated that HARB would like to help with guidance for the project to find resolution. Another source would be the maintenance manual to help in repairing the existing windows in the house.

Upon a Motion by Larry Peseski, seconded by Nancy Ruddle, it was unanimously agreed to continue the application request and that the property owners research wood windows as replacement windows, and that they provide an inventory of each existing window condition that is to be replaced.

The window representative for the application asked if it was possible to replace any of the windows with vinyl windows.

Chair Peseski stated that vinyl windows could be placed any place that is not visible from the road or right-of-way.

**D. Action on 3592 Aquetong Road, Carversville, PA
(Carversville Historic District)
HARB Plan Number 2015-07-F**

Mr. Steve Young and Mr. Gregory Wieland, G P Wieland Builder, LLC (Contractor) were present on behalf of the application.

Mr. Young stated that the windows are not the original windows and proposing to replace the large, deteriorating windows.

Chair Peseski inquired how old are the windows?

Mr. Young stated he did not know the age of the windows.

Chair Peseski stated the applicant is prepared to install wood windows with an aluminum clad.

Ms. Ruddle felt it would be sufficient to replace with wood windows.

Ms. McClintock felt an inventory is still warranted.

Ms. Muzina was in favor of a window inventory including pictures, if possible.

Mr. Colton was in favor of a window inventory.

Ms. McClintock stated that the window inventory would support whether the existing windows are repairable or not.

Mr. Minnucci was in favor of a window inventory.

Upon a Motion by Larry Peseski, seconded by Marnie Newman, it was unanimously agreed to continue the application request and that the property owner provide an inventory of each existing window condition that is to be replaced.

It was noted that a file would be created by the HARB Administrator to catalog for window documentation including HARB motions pertaining to window replacements.

IV. Chairman's Topics

Ms. Ruddle volunteered to attend the Board of Supervisors meeting on August 18th, 2015.

V. Public Comment

None

VI. Adjournment

Chair Peseski adjourned the meeting at 8:45 p.m.

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