

**HISTORICAL ARCHITECTURAL REVIEW BOARD**  
**07OCTOBER2019 MEETING MINUTES**

In attendance was Larry Peseski (Chair), Nancy Ruddle, Buz Teacher, Kevin MacDonald, Marnie Newman, Steve Young (Associate Member), Robert McEwan (Liaison) and Christine Terranova (HARB Administrator).

Absent: Scott Minnucci (Vice Chair)

**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 5<sup>th</sup>, 2019**

It was noted that under Public Comment of the August 5<sup>th</sup>, 2019 minutes, Mr. Young questioned why the form for neighbor addresses remains as part of the application on-line. Ms. Terranova explained that under the letter of notification ordinance, it is required for the applicant to provide names and addresses of residents that are within 1,500 feet from the perimeter of the property. She did mention that the township is able to help the applicant with this process in submitting their HARB application.

**Upon a Motion by Nancy Ruddle, seconded by Kevin MacDonald, H.A.R.B. agreed to approve the minutes of August 5<sup>th</sup>, 2019.**

**III. New Business**

**A. Action on Todd Broad  
3792 Aquetong Road, Carversville, PA  
(Carversville Historic District)  
HARB Plan Number 2019-08-E**

Dr. Broad was present on behalf of the application.

Chair Peseski questioned Dr. Broad about the current status of the HVAC screening on his air conditioning units on the side of his house.

Dr. Broad stated he would not install the proposed mahogany screening until his neighbor has completed his work on his house. The lattice that is currently covering the HVAC units is only temporary. Dr. Broad felt that what is there now is appropriate.

Dr. Broad stated that he is proposing to replace the existing tarpaper roofing material with the same or install a standing seam tin roof, gun metal blue, per the sample that was presented at the meeting.

Ms. Newman asked what color was the metal roof on the front porch which is somewhat visible from the street.

Dr. Broad stated that the roof was leaking and his architect feels that the color was appropriate.

Mr. MacDonald asked the applicant if he felt that the gun metal blue was historically correct?

Dr. Broad said he would be agreeable to change the color of the metal roof, if HARB would prefer. He asked for suggestions of other colors to choose.

Mr. Teacher felt that the applicant did not submit enough detail on the proposal of replacing the existing roof with a standard seam metal material, gun metal blue, and should provide additional information to the application.

**Upon a Motion by Larry Peseski, seconded by Nancy Ruddle, it was agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-004-039, 3792 Aquetong Road, to install an 11' x 16' standing seam metal roof, gun metal blue color, over the existing porch.**

**5 – Opposed – Larry Peseski, Nancy Ruddle, Kevin MacDonald, Buz Teacher and Marnie Newman  
MOTION DENIED**

**B. Action on 2535 River Road, LLC  
2535 River Road, New Hope, PA  
(Phillips Mill Historic District)  
HARB Plan Number 2019-04-B (Amendment)**

Brad Storie, General Contractor for 2535 River Road, LLC, and Mark Baker with Ralph Fey Architect were present on behalf of the application.

Chair Peseski referenced a memo from CVDA Landscape Architects/Planners, dated September 24, 2019, regarding the amendment for the site lighting proposal on the property. CVDA recommends that the HARB accept the “C” and “D” fixtures as specified in the applicant’s final plan submitted 07/15/2019 without further restrictions and Brad Storie informed CVDA that it did not make sense to install the six lights at this time, and he withdrew their interest in having the lights approved and installed.

Mr. Storie stated that the proposed six lights were accidentally removed from the plan so the applicant does not want the lights to be withdrawn and to have the option to install in the future. Lighting would be in planters that would be on the ground.

**Upon a Motion by Larry Peseski, seconded by Marnie Newman, it was agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-020-002, 2535 River Road, to accept the “C” and “D” fixtures as specified in the applicant’s final plan submitted 07/15/2019 without further restrictions; and, that the applicant withdrawal their interest in having the proposed six lights approved and installed on the site.**

#### **IV. Chairman’s Topics**

##### **A. Volunteer to attend the next Board of Supervisors meeting on October 15<sup>th</sup>, 2019**

Chair Peseski will be attending the October 15<sup>th</sup>, 2019 Board of Supervisors meeting.

#### **V. Public Comment**

**None**

#### **VI. Adjournment**

**Upon a Motion by Larry Peseski, seconded by Marnie Newman, the meeting was adjourned at 8:14 p.m.**

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