

**HISTORICAL ARCHITECTURAL REVIEW BOARD**  
**07DECEMBER2015 MEETING MINUTES**

In attendance was Larry Peseski (Chair), Nancy Ruddle (Vice Chair), Moira McClintock, Betsy Muzina, Marnie Newman, Scott Minnucci, Matthew Wojaczyk (Building Inspector/Zoning Officer), Christine Terranova (HARB Administrator) and Ed McGahan (Liaison).

Absent: John Colton

**I. Call to Order**

Chair Peseski called the meeting to order at 7:03 p.m. and noted that H.A.R.B. did have a quorum.

**II. Approval of Minutes – October 5<sup>th</sup>, 2015**

**Upon a Motion by Nancy Ruddle, seconded by Moira McClintock, H.A.R.B. unanimously agreed to approve the minutes of October 5<sup>th</sup>, 2015.**

Chair Peseski read a letter of appreciation to Betsy Muzina and Moira McClintock for their years of service to the Historical Architectural Review Board.

**III. New Business**

**A. Action on Thomas Godley  
3698 Aquetong Road, Carversville, PA 18913  
(Carversville Historic District)  
HARB Plan Number 2015-11-N**

Mr. Godley and Mr. Steven Gleba, property owners, were present on behalf of the application.

Chair Peseski stated that he was still unclear as to exactly what the property owner was doing on the property.

Mr. Godley stated he is proposing to replace the roof, gutters, paint the studio (rear building), replace the siding, replace three windows in the studio (rear building), cover the driveway with gravel, replace the door in the studio and replace the fence, install gates with fencing and stucco work

Mr. Godley mentioned that he has received approval for the landing at the front door and would like to replace the current front, concrete step to the church with matching stone.

Mr. Godley and HARB clarified the following proposed items:

### Studio

- Back wood door was not visible
- Not proposing new windows
- New window trim to match the church addition per spec sheet 2/A5.2
- Gutters to match addition at back of main church structure, ½ inch round (previously approved) to be painted Copley Gray
- Roof to be GAF Marquis charcoal per spec sheet
- Siding will match the existing, vertical shiplap siding and painted to match addition Copley Gray, Benjamin Moore HC-104
- Foundation to be stucco

### Fences

- Wood horizontal with eight sections, 8'W x 6'H, with return to rear (south side of church) and painted Copley Gray per spec picture in packet

### Gates

- Terrace gate will be one 3'H, single gate at entrance to terrace, per spec sheet. Jerith/Delgard black aero aligned pickets EP-1

### Terrace

- Not visible from the road
- To be made of re-used existing brick and stone material

### Driveway Stone

- Crushed, washed river gravel, 3/8" to ½"
- Color will lend with local stones per email spec of 11/09/2015

### Church Structure

- Roof has been previously approved
- Front door will be remade to match existing and stained mahogany wood
- Door knob and keyhole to match existing
- Gutters – not using copper ½" round as previously approved but replacing existing pole gutters to match per specs R2. and copper
- Foundation is not visible
- Window trim was previously approved on 12/20/2013 and called out in the architect's narrative that was a part of the application
- Window frames to be replicated in mahogany
- Window glass and sashes to be replaced and the moldings to be repaired

The property owner is proposing to have the option to stain Chestnut color or paint Copley Gray on the door and nine windows on the north, south and west side of the church. The two choices of paint colors will be Timber Bark or Copley Gray.

**Upon a Motion by Nancy Ruddle, seconded by Marnie Newman, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-002-051-004 for the following:**

**Studio**

The siding to match existing vertical shiplap, painted to match the addition with Benjamin Moore Copley Gray HC-104; the roof will be GAF Marquis-charcoal per spec sheet; new window trim to match church addition per spec sheet A5.2; gutters to match church addition being ½-inch round painted Copley Gray that were previous approved; no new windows and the back wood door is not visible.

**Fence**

Wood horizontal with eight sections, 8' long x 6' high with return to rear of church structure painted Copley Gray, per spec picture in application.

**Terrace Gate**

One 3' high single aluminum gate at entrance to terrace per spec sheet, Jerith/Delgard Black Aero aligned pickets EP-1.

It should be noted that the terrace will not be visible from the roadway.

**Church Structure**

The previously approved copper ½-inch round gutters will not be used but owner will replace the existing pole gutters to match per specs R2 and being copper; front door will be re-made to exactly match the existing and stained mahogany wood color Chestnut or painted Copley Gray and frame will be painted to match; door hardware to match existing; replacement roof materials were previously approved by HARB in 2013. Exterior moldings will be replaced in mahogany to match historical profiles and painted Copley Gray; replacing all nine window sashes with custom mahogany and new insulated glass with no change to dimensions and stained Chestnut or painted Copley Gray.

**Church Addition**

Siding color will be Timber Bark or Copley Gray and the foundation is not visible.

**Driveway Stone**

Crushed washed river gravel being 3/8" to ½" and color will blend with local stones per sample provided and the existing paved apron will remain.

#### **IV. Old Business**

##### **A. Action on Douglas Bollinger & Lorraine Raywood 6090 Carversville Road, Carversville, PA (Carversville Historic District) HARB Plan Number 2015-08-M**

It was noted that the continued application for Douglas Bollinger and Lorraine Raywood has expired from its original sixty day time limit to resubmit additional information as a revision to the application.

**Upon a Motion by Larry Peseski, seconded by Marnie Newman, it was agreed to extend to property owners at 6090 Carversville Road, TMP#41-004-013, an additional sixty days from December 7, 2015 to respond to their continued application, HARB Plan Number 2015-08-M. In addition, HARB asked that the Township send the applicant a certified letter for a follow up response.**

##### **B. Update on action on Jennifer Whitbeck and Edmund Mestetsky 7091 Phillips Mill Road, New Hope, PA (Phillips Mill Historic District) HARB Plan Number 2015-07-E**

Ms. Whitbeck was contacted via email from the HARB Administrator requesting the status of her continued HARB application that was reviewed at the August 3<sup>rd</sup>, 2015 meeting. Ms. Whitbeck responded that due to some personal issues, she is considering postponing the project and most likely will withdrawal the application at this time. To date of the meeting, Ms. Whitbeck had not sent a response to the Township requesting to withdrawal the application.

#### **V. Chairman's Topics**

Chair Peseski volunteered to attend the Board of Supervisors meeting on January 19<sup>th</sup>, 2016.

It was noted that the final draft of the Design Guidelines was complete except for a window schedule that needs to be reviewed by township administration.

#### **VI. Public Comment**

Ms. Ruddle expressed that consideration should be given to a substitution clause in the guidelines. If an applicant has been approved for one particular product in a project, there should be consideration if and when the applicant may have the opportunity to substitute another manufacturer. In some cases, the applicant may be given a better price for the same or better product (same specs/material)

but supplied by a manufacturer not originally submitted. Since HARB nor the Township endorses manufacturers, it was suggested that this type of substitution be permitted without requiring a new HARB submission.

## **VII. Adjournment**

Chair Peseski adjourned the meeting at 9:00 p.m.

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