

HISTORICAL ARCHITECTURAL REVIEW BOARD
03MARCH2014MEETING MINUTES

In attendance was Larry Peseski (Chair), Nancy Ruddle (Vice Chair), Jim Trammell, Moira McClintock, Marnie Newman, John Colton, Christine Terranova (HARB Administrator) and Helen Tai (Liaison)

Absent: Betsy Muzina

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.

Chair Peseski introduced the newest member to H.A.R.B., John Colton, and the newly appointed Supervisor Liaison, Helen Tai.

II. Approval of Minutes – January 6th, 2014

Upon a Motion by Marnie Newman, seconded by Moira McClintock, H.A.R.B. agreed to approve the minutes of January 6th, 2014.

III. Old Business

A. Action on Scott Minnucci (Continued)
7089 Phillips Mill Road, Phillips Mill Historic District
HARB Plan Number 2013-12-AA

Mr. Minnucci was present on behalf of the application. Mr. Minnucci previously provided HARB with additional documentation that was requested at the January meeting. He provided a drawing showing the proposed structures to scale on the property and a cut sheet on the man door for the garage.

Chair Peseski ask the applicant what would be the elevation of the house from the main road.

Mr. Minnucci stated you would see approximately 30% of the structure.

It was noted that the garage doors will not be visible and will not need HARB's recommendation.

Upon a Motion by Larry Peseski, seconded by Marnie Newman, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-033-001 for the following:

- South retaining wall built with Bucks County fieldstone to match the house foundation.
- Air conditioners to be concealed by west wing, fieldstone retaining wall.
- Six-inch half round metal gutters with four-inch metal downspouts, painted white.
- Four over four windows on garage structure will not be visible from the road and would not require HARB's recommendation.
- Carriage style garage structure, with wood vertical siding, 10-inches wide, with batten strips to be painted Benjamin Moore "Blue Note"; barn oak posts and beams, 7 to 9-inches wide, will be used to enhance the "barn feel" and weathered naturally to tie the house and garage together as a unit.
- Man door on South side of garage, manufactured by Thurma-Tru Doors, 6'8" by 3', three divided light.
- Proposed barn style light fixture above the man door and to be painted flat black.
- Driveway to be covered with #10 crushed, screening red shale.
- Visible portion of the garage roof will be asphalt with a slate color to match the house.
- Roof material on the cupola will be a standing seam metal roof, Forest Green color.
- Fascia and soffits acceptable per proposal and painted Benjamin Moore "Caliente Red".
- Garage doors on structure are not visible from the street and would not require HARB's recommendation.
- Hardware for man door not visible from the street and would not require HARB's recommendation.
- Anderson "A" series windows and painted Benjamin Moore "Etiquette".
- Window trim to be 4-inch flat and painted Benjamin Moore "Caliente Red".
- Proposed Anderson doors painted Benjamin Moore "Etiquette" and trim to be painted "Caliente Red".

IV. Old Business

A. Chairman's Topics

There was a brief discussion regarding the general instructions list that is attached to each HARB application as a checklist for residents. With only a few minor changes, the checklist will be revised and reviewed by administration and then attached to the blank HARB applications for residents.

Chair Peseski asked the HARB Administrator to verify with the Township Solicitor that annual training was required from the State of Pennsylvania.

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

Nancy Ruddle volunteered to attend the March 18th, 2014 Board of Supervisors' meeting.

V. Public Comment

None

VI. Adjournment

Upon a Motion by Jim Trammell, seconded by Nancy Ruddle, H.A.R.B. agreed to adjourn the meeting at 8:15 p.m.

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