

**HISTORICAL ARCHITECTURAL REVIEW BOARD**  
**04MAY2015MEETING MINUTES**

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

Audience: Scott Minnucci, property owner in Phillips Mill Historic District

**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 – April 6<sup>th</sup>, 2015**

Chair Peseski requested from the applicant of 2535 River Road, LLC, if there was any additional information regarding the details on the proposed lighting.

Mr. Frederick stated that the applicant did not have any further information on that matter.

**Upon a Motion by Nancy Ruddle, seconded by John Colton, H.A.R.B. unanimously agreed to approve the minutes of April 6<sup>th</sup>, 2015.**

**Ms. Muzina abstained due to being absent from the April meeting.**

**III. Old Business**

**A. Action on 2535 River Road, LLC (Continuation)  
7092 Phillips Mill Road, New Hope, PA  
(Phillips Mill Historic District)  
HARB Plan Number 2015-03-A**

Greg Frederick with Ralph C. Fey, Architect firm; Carrie Frattalm with Ralph C. Fey, Architect firm, Gabe Bailer and Frank Cretella were present on behalf of the application.

Chair Peseski noted that the application was a continuation from the last HARB meeting of April 6<sup>th</sup>, 2015. The first fourteen items of Ralph C. Fey's letter, dated March 6<sup>th</sup>, 2015, were recommended for approval with the fifteenth item withdrawn and to be resubmitted at a later date. It was also noted that the resubmission would include additional items for approval.

Ms. McClintock asked the applicant to review what was being submitted.

Mr. Frederick reviewed the newly proposed items according to the cover letter dated April 17, 2015 (Revised). The event building would be the restaurant and the road house would be the B & B as follows:

**Item #15** – Existing house along River Road to raise the height of the roof 2'9" of the rooms above the garage. Two new gable dormers with three windows in each dormer will be added to raise a portion of the roof constructed similarly to a three window gable dormer on the existing structure. The existing doorway would be filled with stone to match. The dormers will be wood to match. The roof will have charcoal or slate color shingles to match the house.

Ms. McClintock clarified that the paint color samples submitted will match the existing colors on the structure.

Ms. Newman clarified that on Plan Page 15-a3, #4, proposed side elevation (new), that the existing door will be converted to a window and is not visible from the road.

**Item #16** – The proposed parking at the existing house along River Road.

Mr. Frederick proposed three additional parking spots with the existing gray gravel to be red tippel. The inside and outside perimeter of the driveway to be installed with metal landscape edging. Directional signage will not be needed for the driveway, the existing will be sufficient. Plantings will be added in the driveway area too.

**Item #17** -- The repair of the existing wood bridge crossing Primrose Creek.

Mr. Frederick proposed the wood bridge to be treated lumber with a top rail and cable railing.

Matt Wojaczyk, Solebury Township Code Official, stated that it is most likely that the permitting process for the restoration of the bridge would be through DEP.

Chair Peseski stated that DEP may dictate the design but HARB will recommend approval for the aesthetics only.

**Item #18** – Replace deteriorated asphalt roof shingles above the kitchen and training rooms in the event building.

Mr. Frederick stated the applicant would like the option of an asphalt or metal roof depending on the pitch of the roof which may dictate a standing seam, metal roof.

Chair Peseski clarified that the applicant would replace the deteriorated asphalt with the charcoal asphalt unless the pitch of the roof required that a standing seam, metal roof needed to be installed.

**Item #19** – New exterior gas fireplace and brick chimney at the event building patio.

The applicant is proposing to install a new exterior gas fireplace and brick chimney at the event building on the south side of the structure that would be visible from the road. The existing center window would be removed.

**Upon a Motion by Moira McClintock, seconded by Nancy Ruddle, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-020-002 for the following items as outlined and presented from Ralph C. Fey's cover letter, dated April 17, 2015, Revised:**

- **Item #15, the existing house along River Road, to raise the height of the roof 2' 9" above the garage and incorporating two new gable dormers with three windows in each dormer, each window with six lights. The garage doors on the south elevation will be altered to incorporate a man door, repaired, fixed in place and insulated behind. The existing man door will be removed and the opening patched to match the existing stone wall. The door and window located at the rear of the garage to be replaced with two doors similar to existing and painted to match. Wood siding will be repaired and repainted. Gutter and downspouts will be replaced with a 'Premier steel gutter system' European style. The roof to be either charcoal or slate color shingles with the final selection to be at the owner's discretion for the Bed & Breakfast structure. All paint colors for the B & B shall be as submitted on Page 15P.**
- **Item #16, regarding the proposed alterations to the parking lot of the existing house along River Road, HARB recommends the approval of the removal of the existing stone etching and installation of metal landscaping etching of the exterior and interior perimeter of the driveway and proposed resurfacing of the driveway with ¾-inch red tipple.**
- **Item #17, repair the deck of the wood bridge and installation of a rail system as shown on Page 17a. All materials shall be as noted in the submission.**
- **Item #18, the applicant shall have the option to replace the deteriorating asphalt roof above the kitchen and training rooms with either charcoal or slate color Timberline GAF shingles or a patina green Englert metal roof.**
- **Item #19, new exterior gas fireplace and brick chimney at the south end of the event building patio, existing center window will be**

removed to construct the chimney with veneer brick as submitted on Page 19b.

#### **IV. New Business**

##### **A. Action on Phillips Mill Community Association 2619 River Road, New Hope, PA (Phillips Mill Historic District) HARB Plan Number 2015-04-B**

William Beaumont, Chairman, Building & Grounds, for Phillips Mill Community Association was present on behalf of the application.

There was a brief discussion on the conduit and color of the new proposed light and the parking lot stone to be the same as existing.

Mr. Colton stated that the applicant is proposing to re-grade and repair the parking lot and adding four new post lights in the second parking lot and add one tree light to replace an existing. The tree light will be approximately 5' to 10' high from the ground per other existing tree lights. The voltage for the lamp post lights will be 40 LED, the conduit will be painted the color of the tree bark and replace the existing tree lights and add one additional tree light to be bronze in color.

**Upon a Motion by John Colton, second by Marnie Newman, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-031 for re-grade and repair of the upper and lower parking lots with 4-inches of 2A Mod, fine grade, ¾-inch crushed gray stone with the addition of four black post lamps to be installed in the upper parking lot to match existing with 40 watt LED lights; to add one tree light and replace two existing tree lights in the lower parking lot, color bronze, 12 watt LED bulbs, 10' height placement on trees, dual light fixtures and wiring of conduit placed along the back side of trees and painted to match tree bark.**

##### **B. Chairman's Topics**

None

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

Chair Peseski volunteered to attend the next Board of Supervisors' meeting on Thursday, May 21<sup>st</sup>, 2015.

#### **VI. Adjournment**

**Upon a Motion by Marnie Newman, seconded by Moira McClintock, it was unanimously agreed to adjourn the meeting at 8:05 p.m.**

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

DRAFT