

**HISTORICAL ARCHITECTURAL REVIEW BOARD**  
**08SEPTEMBER 2014MEETING MINUTES**

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

Jim Trammell was absent from the meeting.

**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.

**II. Approval of Minutes – August 4<sup>th</sup>, 2014**

**Upon a Motion by Nancy Ruddle, seconded by Marnie Newman, H.A.R.B. unanimously agreed to approve the minutes of August 4<sup>th</sup>, 2014.**

**III. Old Business**

**A. Chairman's Topics**

There was a brief discussion on how to handle "demolition by neglect" properties located in the historic districts. Many of the properties are neglected through some type of hardship. HARB would like to create options to help the property owner to resolve how to save or restore the structures on the properties.

Ms. McClintock stated that a property maintenance ordinance would be helpful in matters of neglect of a property.

Ms. Muzina stated as an advisory board, H.A.R.B. could at least make the supervisors aware of the issues and keep them apprised of the properties in question.

Chair Peseski stated that the discussion would continue at next month's meeting.

Ms. Tai stated if there is a safety issue with the property then the Zoning Officer may be able to get involved. Ms. Tai further stated that it was good for H.A.R.B. to continue the discussion concerning property maintenance.

Chair Peseski noted that the discussion on the annual award program would be continued at the next meeting.

Ms. Muzina volunteered to speak to Nick Shaw about creating a trophy that would reflect the historic district award.

Chair Peseski noted the article that was published in The Herald entitled, "Solebury HARB takes steps to streamline applications" also included replacement and repair in kind.

Chair Peseski noted that the revisions to the guidelines were complete and would be presented to the Board of Supervisors for review in the near future.

Ms. Newman made the following suggestions concerning the revisions of the guidelines:

**Section 2.2** – Should remain in the guidelines. A pre-application review may discourage the applicant or presenter from continuing a concept of a project sometimes but may enlighten them in making a better decision on what they may want to do.

Ms. McClintock stated that a pre-application will help an applicant to realize what they need to present in detail to the Board to receive various opinions with clarity for a project once they submit their HARB application.

**Section 4.1** – Third line in the guidelines should include "These guidelines and the History and Maintenance Manual."

**Section 4.7** – Add at the end, "which warrants preservation and repair rather than replacement."

**Section 5.13** – Should have more flexibility since this section covers new technology as well as present technology.

**Section 5.16** – Guidelines currently specify that unpainted pressure treated wood is not recommended. Suggest stating pressure-treated is not recommended giving HARB the flexibility to OK "painted" if HARB should choose.

**Section 5.31** – Should be stated as a recommendation to the property owner and that a test panel should be encouraged to present to HARB.

**Section 5.33** – Vinyl and aluminum siding are not allowed but hardiplank or other new, imitation siding is not mentioned in the guidelines.

Ms. Muzina volunteered to write an article for the Solebury Historic Society to announce the revisions of the guidelines and maintenance manual to the committee.

Chair Peseski noted that an article should be placed in The Messenger to announce the revised documents.

#### **IV. Public Comment**

None

#### **V. Adjournment**

**Upon a Motion by Moira McClintock, seconded by Larry Peseski, it was unanimously agreed to adjourn the meeting at 7:55 p.m.**

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