

HISTORICAL ARCHITECTURAL REVIEW BOARD
10JULY2017 MEETING MINUTES

In attendance was Larry Peseski (Chair), Scott Minnucci, Marnie Newman, Mark Baum Baicker, Patrick Pastella, Noel Barrett (Liaison) and Christine Terranova (HARB Administrator).

Absent from the meeting: Nancy Ruddle (Vice Chair)

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 – June 5th, 2017

Upon a Motion by Mark Baum Baicker, seconded by Scott Minnucci, H.A.R.B. unanimously agreed to approve the minutes of June 5th, 2017.

III. Review and Approval of Annual Report of 2016

Chair Peseski noted that the review and approval of the Annual Report of 2016 would be tabled for the next scheduled H.A.R.B. meeting.

IV. New Business

A. Action on 2535 River Road, LLC
2535 River Road, New Hope, PA 18938
(Phillips Mill Historic District)
HARB Plan Number 2017-06-B

Ralph Fey and Benjamin Eckhard, with Ralph C. Fey Architects, LLC, were present on behalf of the application.

Mr. Fey gave a brief description of the building (girls' school) that was built in 1920. The goal is to go back to the original style of the school in the 1920's. He continued his presentation with the history of the property including past renovations to the present. Mr. Fey continued that the awnings were proposed to provide some shade as well as add style to the building. He reviewed the proposed entry way and changing the style with additional custom doors which will include raising the door height. Wood panels would be added to either side of the porch doorway. There was a brief discussion on the age and style of the windows.

It was noted that Mr. Fey would return to HARB with another application to propose to repair or replace the original windows in the building.

Mr. and Mrs. Smith, residents of Phillips Mill Historic District and live near 2535 River Road, voiced concerns about lighting pollution coming from the property. Mr. and Mrs. Smith felt that the up-lighting on the trees was not on a timer and continued to light up their property late at night, especially during the weekends. Mr. Fey said he would address this issue with the owner of the property.

Mr. and Mrs. Smith voiced concerns that all inspections were not being done in accordance with the motion(s) that are made on the proposed projects. Mr. Peseski explained that the building inspector will compare the original motion with the required building inspection(s).

Upon a Motion by Larry Peseski, seconded by Mark Baum Baicker, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-028-020-002, 2535 River Road, for the following:

- **Replace rotted wood trim (match existing) beneath the aluminum cladding, remove cladding, and replace with Boral TruExterior Trim (reference cutsheet in application packet)**
- **Paint color for all trim to be Benjamin Moore Seapearl**
- **Paint door enclosure**
- **Replace entry doors and paint**
- **Install awnings as shown on elevation**
- **Restore entry vestibule and paint**

In addition, HARB recommends approval of the additional packet, as presented, dated June 19, 2017, with two modifications as follows:

- 1. Reference to replacement of rotted, wood trim that is beneath the aluminum cladding which will be removed from the window framing;**
- 2. HARB is recommending to allow the four options of awning material samples of either Burgundy, Eastland Redwood, Havelock Brick or Eastridge Cocoa.**

**B. Corey Kegerise, Community Preservation Coordinator,
Eastern Region
Pennsylvania Historical & Museum Commission**

It was noted that Mr. Kegerise would not be able to meet with HARB this evening.

V. Chairman's Topics

A. Fast tract process for replacement/repair in kind

No discussion

B. Review/discussion of Ordinance #68

Ms. Newman noted that there were a few needed changes to the ordinance that would be forwarded to Chair Peseski and then forwarded onto the Township for review.

C. Volunteer to attend the next Board of Supervisors meeting

Chair Peseski volunteered to attend the Board of Supervisors' meeting on Tuesday, July 18th, 2017.

VI. Public Comment – None

VII. Adjournment

A Motion was made by Mark Baum Baicker, seconded by Scott Minnucci, to adjourn the meeting at 8:18 p.m.

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