

**HISTORICAL ARCHITECTURAL REVIEW BOARD**  
**06NOVEMBER2017 MEETING MINUTES**

In attendance was Larry Peseski (Chair), Nancy Ruddle (Vice Chair), Scott Minnucci, Marnie Newman, Patrick Pastella and Christine Terranova (HARB Administrator)

Absent from the meeting: Noel Barrett (Liaison)

Audience: Michael Bialek, resident of Phillips Mill

**I. Call to Order**

Chair Peseski called the meeting to order at 7:04 p.m. and noted that H.A.R.B. did have a quorum.

**II. Approval of Minutes – September 11, 2017 and October 2<sup>nd</sup>, 2017**

**Upon a Motion by Nancy Ruddle, seconded by Scott Minnucci, H.A.R.B. unanimously agreed to approve the minutes of September 11<sup>th</sup>, 2017.**

**Upon a Motion by Scott Minnucci, seconded by Nancy Ruddle, H.A.R.B. unanimously agreed to approve the minutes of October 2<sup>nd</sup>, 2017.**

**III. New Business**

**A. Action on Wayne and Julie Dovan  
3770 Aquetong Road, Carversville, PA  
(Carversville Historic District)  
HARB Plan Number 2017-10-F**

Mr. Pastella recused himself due to being the contractor for Mr. and Mrs. Dovan, and spoke on behalf of the application.

On June 6, 2016 HARB recommended the issuance of a Certificate of Appropriateness to remove the existing cedar siding and replace with same with a six-inch exposure; remove the existing roof and replace with cedar shingles to match; replace broken window panes with new glass; repoint stone foundation to make structurally sound. It was noted that none of the proposed work had been done and the structure is a shell.

This HARB application pertains to the same project and will include the following proposed additional features for a second Certificate of Appropriateness:

1. New side entry (driveway side) sliding barn doors with exposed barn track hardware.

2. Painting of all exterior doors “Black-Blue” (two sliding barn doors, studio side door and front door). The color is the same exact color used on the main residence’s side entry and front doors.
3. Passage door will be added and a window to the right of this door (studio entrance).
4. Installation of two gooseneck barn lights (one over the side studio entry and one over the front door) with the same model arm but color will be black.
5. New Cedar siding not to be painted and will patina with the weather.
6. New Cedar Shake roof.
7. All window sashes to be natural pine, single pane, true divided light, puddy side facing in and will not be painted and/or stained on the exterior.

The existing window on the first floor and the window towards the peak of the roof will remain. The garage bay and studio will be on the first floor and play space will be on the second floor.

**Upon a Motion by Nancy Ruddle, seconded by Scott Minnucci, it was agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-004-044, 3770 Aquetong Road, for the renovation of the existing barn per architectural drawing prepared by Ellen C. Happ, AIA (Exhibit “E”); a letter dated October 10, 2017 from the contractor, Alpha Genesis, to the HARB Board; and an addendum letter dated October 10, 2017 from the contractor, Alpha Genesis to the HARB Board.**

**Larry Peseski – In favor  
Nancy Ruddle – In favor  
Marnie Newman – In favor  
Scott Minnucci – In favor  
Patrick Pastella – Recused**

**B. Discussion on 2632 River Road, New Hope, PA  
Property Owners: Ari Spectorman & Anthony Ortiz  
(Phillips Mill Historic District Buffer)**

The owners applied for a variance to permit the expansion of a roof deck and roof extension off the second floor of a garage. The Phillips Mill historic buffer is within a part of the property.

Through discussion, it was determined that the application was not within HARB’s purview.

**C. Discussion on 13 Hillside Lane, New Hope, PA  
Property Owners: Michael Bialek & Ellen Young  
(Phillips Mill Historic District Buffer)**

The owners' primary house is a non-conforming structure located in the Phillips Mill historic buffer. The owner is proposing to build a three-car garage in the historic buffer.

Through discussion, it was determined that the application was not within HARB's purview.

#### **IV. Chairman's Topics**

##### **A. Volunteer to attend the next Board of Supervisors meeting**

Vice Chair Ruddle volunteered to attend the Board of Supervisors' meeting on November 21<sup>st</sup>, 2017.

#### **V. Public Comment – None**

#### **VI. Adjournment**

**Upon a Motion by Scott Minnucci, second by Nancy Ruddle, the meeting was adjourned at 8:02 p.m.**

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