

**HISTORICAL ARCHITECTURAL REVIEW BOARD**  
**06APRIL2015MEETING MINUTES**

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

Absent: Marnie Newman and Betsy Muzina.

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

**I. Call to Order**

Chair Peseski called the meeting to order at 7:01 p.m. and noted that H.A.R.B. did have a quorum.

**II. Approval of Minutes – March 2<sup>nd</sup>, 2015**

**Upon a Motion by Nancy Ruddle, seconded by John Colton, H.A.R.B. unanimously agreed to approve the minutes of March 2<sup>nd</sup>, 2015.**

**III. New Business**

**A. Action on 2535 River Road, LLC  
7092 Phillips Mill Road, New Hope, PA (Phillips Mill Historic District)**

Ralph Fey, AIA, Architect, Greg Frederick, Frank Cretella and Richard Lake with Joseph F. McKernan, Jr. Architects & Associates were present on behalf of the application.

Mr. Fey submitted additional documentation to HARB to support the application. HARB accepted the documentation and made it a part of the application for review at the meeting.

The discussion referenced Ralph Fey's cover letter, dated March 6, 2014, which outlined the items as proposed alterations throughout the site. The numbers of the new elements will be identified in the same order on the site plan.

**Item #1** – The proposed light fixtures may not be visible from the road and felt that either fixture would be complimentary to the structure.

**Item #2** – The proposed azek board was felt to be a newer material and the light fixtures felt to be complimentary to the cabanas.

**Item #3** – HARB felt the fire pits would not be visible once they were built.

**Item #4** – HARB felt the circular fire pit would be obscured by the pergola.

**Item #5** – The existing roof materials will be salvaged to patch the main restaurant building roof. The pool house was built in the 1970's and the existing stone foundation to remain and will be built up. The existing vertical wood siding will remain and a sliding door with exposed hardware (black wrought iron material) to be installed.

**Item #6** – HARB felt the refurbished retaining wall, the azek painted fence and gates would be appropriate. The in-ground well lights should be at a low level glow and applicant should consider a LED version of the fixtures.

**Item #7** – The applicant is proposing four water pools, two round and two oblong shaped, and to include a concrete cap on each structure to match the water rill.

**Item #8** – The applicant is proposing one new stone water pool and not a planter as mentioned in the cover letter. The structure will include a concrete cap to match the top of the water rill.

**Item #9** – The water rill feature will be made of concrete and will have internal, soft lighting inside the rill.

**Item #10** – HARB felt the proposed wall to be appropriate.

**Item #11** – HARB felt the fencing to be appropriate and will be black.

**Item #12** – HARB felt that all three proposed items (a., b. and c.) to be appropriate.

**Item #13** – HARB felt that the proposal on the exterior of the restaurant to hide the mechanical equipment, extend the roof line above the flat roof and the new roof to have slate shingles to be appropriate.

**Item #14** – HARB felt that the failing brick chimney to be reconstructed with reclaimed brick to match the existing chimney to be appropriate. The chimney will be sealed and will not be visible once it is completely repaired and restored.

**Item #15a., b., c., d. and e.** – After much discussion on the proposed five items, it was agreed that the applicant would withdrawal all five items under Item #15 and resubmit at a later date. HARB recommended that the applicant consider the comments regarding the massing of the roof alterations above the garage and the relationship of the detailing between new and existing architectural features.

It was noted that the current signage on the property would remain the same and no changes or additions would be made.

Peter Grover, a resident of Phillips Mill Road living on the west side of Hotel du Village, voiced concerns on the proposed lighting to be installed on the property around the fire pits, the sunken fire pits and the flood lighting.

It was felt that the wattage of the flood lighting should be called out.

Mr. Fey suggested using 70 watt lighting.

Ms. McClintock mentioned that the lighting would be reviewed by the Zoning Officer and the Township Engineer once the building plans are submitted to the township.

It was noted that detail should be submitted on the proposed restoration of the existing bridge that extends over the Primrose Creek.

Mr. Cretella stated the bridge would be restored for public use.

Chair Peseski noted that the bridge was not visible from the road and should not be a part of the HARB application for review.

Mr. Colton asked if the proposed Bed & Breakfast will have enough parking spaces to accommodate the tenants.

Mr. Cretella stated that the driveway will need to be increased to accommodate parking for the new proposed Bed & Breakfast and would prefer to pave the existing driveway/parking area.

**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 March 6, 2014:**

- **Item #1 as submitted with the exception that light fixtures 1, 2 & 3 as presented shall be used in lieu of the originally submitted Masiero fixture.**
- **Item #2 as submitted with the exception that light fixtures 1, 2 & 3 as presented shall be used in lieu of the originally submitted Masiero fixture.**
- **Item #3 as submitted.**
- **Item #4 as submitted.**
- **Item #5 as documented in materials submitted on March 23, 2015.**
- **Item #6 as submitted with the recommendation that all lamping be LED in lieu of metal halide and that all visible hardware be black wrought iron.**
- **Item #7 as submitted and the description shall read, "Four new stone water pools with concrete caps to match top of water rill."**

- **Item #8 as submitted and the description shall read, “One new stone water pool with concrete caps to match top of water rill.”**
- **Item #9 as submitted with the addition that the water rill will be internally lit.**
- **Item #10 as submitted.**
- **Item #11 as submitted with the fence to be painted black.**
- **Item #12 a, b & c as submitted.**
- **Item #13 as submitted.**
- **Item #14 as submitted.**
- **Item #15 shall be withdrawn by the applicant and resubmitted at a later date. HARB recommends that the applicant consider comments regarding the massing of the roof alterations above the garage and the relationship of the detailing between new and existing architectural features.**

**HARB also recommends that all visible hardware shall be black wrought iron or oil rubbed bronze and all new HVAC units shall be located so not to be visible from the public way unless the equipment is screened from view.**

#### **IV. Old Business**

##### **A. Chairman’s Topics**

Chair Peseski stated there was a meeting with the Township Manager, Dennis Carney; Assistant Township Manager, Gretchen Rice and HARB Administrator, Christine Terranova, to review the draft of the Design Guidelines. There is still some remaining wordsmithing and will have a final version soon for everyone to review for final comments.

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

None

#### **VI. Adjournment**

**Upon a Motion by John Colton, seconded by Larry Peseski, it was unanimously agreed to adjourn the meeting at 8:58 p.m.**

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