

**HISTORICAL ARCHITECTURAL REVIEW BOARD**  
**01APRIL2019 MEETING MINUTES**

In attendance was Larry Peseski (Chair), Scott Minnucci (Vice Chair), Marnie Newman, Nancy Ruddle, Robert McEwan (Liaison) and Christine Terranova (HARB Administrator).

Audience: There were five residents in attendance.

**I. Call to Order**

Chair Peseski called the meeting to order at 7:02 p.m. and noted that H.A.R.B. did have a quorum.

**II. Approval of Minutes – January 7, 2018**

**Upon a Motion by Marnie Newman, seconded by Nancy Ruddle, H.A.R.B. unanimously agreed to approve the minutes of January 7<sup>th</sup>, 2019.**

**III. Review and Approval of Annual Reports of 2016, 2017 and 2018**

This review was tabled for the next HARB meeting.

**IV. New Business**

**A. Action on Dennis J. Hansen  
3795 Aquetong Road, Carversville, PA  
(Carversville Historic District)  
HARB Plan Number 2019-03-A**

Mr. Peter Stampfl, an architect with Stampfl Associates, and John Franklin, a building contractor, Dennis and Christina Hansen were present to speak on behalf of the property.

It was noted that HARB would only review the application for the primary house and not the proposed garage due to zoning issues that need to be addressed by the property owner prior to the HARB review on the structure.

The following items pertaining to the house were reviewed in accordance with the submitted application:

- Roof Soffit – Mr. Franklin gave a detailed explanation on the work to be done on the roof soffit including crown molding detail. The existing roof soffit is to be restored, stripped and painted Benjamin Moore Super White #OC-152. There will be a four-inch stress stream panel installed to raise the roof.

- Date Stone – The date stone will be placed in the location per the submitted picture with the color to match the mortar which is light sandstone. The inscription to read “A.D. 1785”.
- Porch – Restore the existing structure. Provide new ½-inch beaded edge porch post boxed-in over replaced posts, per submitted drawing. Replace deteriorated structural porch beams if necessary. Existing trim to be stripped and repainted with Benjamin Moore Super White #OC-152.
- Porch and Stair Railings – Propose to replace the existing non-compliant wood railings to be compliant and new wrought iron step railing to be installed and painted Benjamin Moore Black #HC-190.
- Porch Deck – Replace existing decking with Mahogany wood decking and stained with Behr Wood Stain Stonehedge ST-125 and Behr Wood semitransparent, waterproofing Stain & Sealer #5077.
- Stone – Repoint existing stone on structure with grout color to match existing. This task was already approved with a RRIK application.
- Chimney – Repoint existing stone chimney with grout color to match existing. Reflash against roof with copper flashing. The existing slate caps will remain. This task was already approved with a RRIK application.
- Roof on the house – Replace existing slate roof with a simulated slate by Aledora Slate with the color to be graphite. The covered custom roof eave detail with mitered insulated panel edge and continuous crown molding that will be painted Benjamin Moore Super White #OC-152.
- Roof Water Collection – Replace existing round aluminum downspouts with new round 16 oz. copper downspouts per submitted specs.
- Windows – Restore existing windows and storm windows by replacing broken glass, strip and repaint existing frames, trim and sills with Benjamin Moore Super White #OC-152. Proposing to refurbish the storm window hardware per submitted specs.
- Doors – Existing doors to be stripped and repainted Benjamin Moore Super White #OC-152. New screen doors to be built to match existing and painted Benjamin Moore Super White #OC-152. Proposing to refurbish the existing storm door hardware.
- Outdoor Light Fixtures – Three gas Bevolo Governor Gooseneck, 24-inch lanterns to be placed at each doorway entrance on the south wall of the structure.

It was noted that the applicant will return to HARB with an application for proposed work to install Juliet balconies on the two exit doorways on the north side of the structure; placement and screening of the AC units on the property; how the meter box will be concealed on the property and detail on the proposed lamp post and light fixture.

Mr. Stampfl briefly mentioned that the proposed garage will be built on the original foundation of the previous garage. The property owner is proposing to use cobblestone and not brick for the driveway and will maintain the existing flagstone sidewalks on the property.

Upon a Motion by Scott Minnucci, seconded by Marnie Newman, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-004-028, 3795 Aquetong Road, for the following:

1. Existing roof soffit to be restored, stripped and painted Benjamin Moore Super White #OC-152. There will be a four-inch stress stream panel installed to raise the roof. A new crown molding per submitted detail will be added and painted Benjamin Moore Super White #OC-152.
2. Replace existing round aluminum downspouts with new round 16 oz. copper downspouts per submitted specs
3. Install date stone to be placed in the existing recessed location per the submitted picture with the color to match the mortar. The inscription to read "A.D. 1785".
4. Replace porch columns per submitted detail and painted Benjamin Moore Super White #OC-152. Existing porch trim to be replaced with new beaded board to match existing per submitted detail and painted with Benjamin Moore Super White #OC-152.
5. Replace existing non-compliant porch wood railings with new and install wooden balusters per submitted detail and painted Benjamin Moore Super White #OC-152.
6. Modify existing wrought iron railing on porch steps with code compliant wrought iron balusters that are to be painted Benjamin Moore Black #HC-190.
7. Replace existing porch deck with Mahogany wood decking and stained with Behr Wood Stain Stonehedge #ST-125 and Behr Wood Semitransparent Waterproofing Stain & Sealer #5077.
8. Replace existing slate roof with a simulated slate by Aledora Slate with the color to be graphite per submitted spec sheets.
9. Restore existing windows and storm windows by replacing broken glass, strip and repaint existing frames, trim and sills with Benjamin Moore Super White #OC-152.
10. Refurbish the storm window hardware per submitted specs
11. Existing doors to be stripped and repainted with Benjamin Moore Super White #OC-152. New screen doors to be built to match existing and painted with Benjamin Moore Super White #OC-152.
12. Refurbish the existing hardware on existing doors and screen doors.
13. Install three gas Bevolo Governor Gooseneck, 24-inch lanterns on the south wall at the three entry way locations.

In addition, HARB moved for a continuance on the proposed garage plans to a future HARB meeting. Applicant will return to HARB within a year with an application for proposed work to install Juliet balconies on the two exit doorways on the north side of the structure; placement and screening of

**the AC units on the property; detail on how the meter box will be concealed and detail on the proposed lamp post and light fixture.**

**V. Chairman's Topics**

**A. Review of notification letters to property owners**

Discussion on this matter would be postponed until the next meeting.

**B. Emergency Approval Process**

Discussion on this matter would be postponed until the next meeting.

**VI. Public Comment**

None

**VII. Adjournment**

**The meeting was adjourned at 9:18 p.m.**

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