

HISTORICAL ARCHITECTURAL REVIEW BOARD
02NOVEMBER2020 VIRTUAL MEETING MINUTES

In attendance was Larry Peseski (Chair), Scott Minnucci (Vice Chair), Nancy Ruddle, Buz Teacher, Marnie Newman, Steve Young, C.L. Lindsay, Zachary Zubris (Zoning Officer) and Christine Terranova (HARB Administrator).

Absent: Noel Barrett (Liaison)

I. Call to Order

Chair Peseski called the meeting to order at 6:11 p.m. and noted that H.A.R.B. did have a quorum.

II. Approval of Minutes – October 5th, 2020

Upon a Motion by Nancy Ruddle, seconded by Marnie Newman, H.A.R.B. unanimously agreed to approve the minutes of October 5th, 2020.

Chair Peseski requested that the minutes reflect the request from Ralph Fey's office to provide the township with a window summary for the studio at 3589 Aquetong Road which was not a part of the motion on the HARB application from the October meeting.

III. New Business

**A. Action on Molly Schreiner and Jonathan Cohl
6212 Saw Mill Road, New Hope, PA
(Carversville Historic District)
HARB Plan Number 2020-03-B**

Ms. Molly Schreiner and Mr. Jonathan Cohl were present on behalf of the application.

Mr. Lindsay stated that he received an email from Steven Segal, a resident of Carversville, stating his and his wife's concerns in opposing the proposed deer fencing for this particular property within the historic district.

Chair Peseski stated that the property owners are proposing to install deer fencing along three sides of the back of the property and the front with a solid stockade fencing to be off each side of the house to meet the deer fence.

Mrs. Ruddle stated that solid wood, stockade fencing is installed on some properties in the village, with HARB approval, coming off the rear façade of the house but not off the front of the house. Mrs. Ruddle stated that the property is

located outside of the historic village scape. Mrs. Ruddle is not in favor of deer fencing but felt with this particular property she does not have any objection to this particular application.

Mr. Young, who is a next-door neighbor, stated that he did not have any objection to the application.

Mrs. Ruddle asked Mr. Young what the visibility factor of the deer fencing from the public right-of-way.

Mr. Young felt that the deer fencing would not be visible from the street but the solid, wood fencing would be visible from the street but installed in the backyard of the property.

Chair Peseski stated, in accordance with the guidelines, you are permitted to have a deer fence along the rear of the property, you are allowed to have an opaque fence on the side lines of the property, and front facing fencing is recommended to be clear (see through). How flexible are the property owners coming up with an alternate fence design to the proposed stockade fence?

Mr. Minnucci felt that the deer fence would be hard to see as proposed.

Ms. Newman suggested installing a tall, open, picket fence as an alternative to the proposed solid stockade fence on each side of the house.

Mr. Teacher stated that he would be more comfortable with Ms. Newman's suggestion for the fencing.

Ms. Schreiner asked the Board how opaque are they suggesting as an alternate to the solid stockade?

Chair Peseski stated the guidelines are suggesting fencing that allows visibility into the yard and that wire netting could be attached to the back of the fencing.

Ms. Schreiner stated she would prefer to have a HARB recommendation for the deer fence and then a continuance to decide on the solid wood fence in the front yard that extends from each side of the house.

Upon a Motion by Marnie Newman, seconded by Steve Young, the Solebury Township Historical Architectural Review Board unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-002-091 to accept the wire mesh fencing on the perimeter of the backyard of the property per the drawing submitted on September 8, 2020 and to allow a continuance on what type of fencing, with some visibility through it, to be placed in the front yard extending from the back of the house and back of the garage to the side yard property lines.

**B. Action on Carversville Inn Land Company LLC
6205 Fleecydale Road, Carversville, PA
(Carversville Historic District)
HARB SKETCH PLAN**

Milan Lint, Eric Nogami and Patrick Pastella were present on behalf of the application.

The following issues were discussed with HARB members and the applicant:

- Mr. Pastella presented a “recap” of what was mentioned at the site visits on October 21 and October 22
- Applicant is looking for constructive criticism to help in the process in renovation and restoration of the Inn and cottage
- Applicant is looking to make everything appropriate, flawless and accurate as possible
- Felt it was most appropriate and time efficient to present to HARB first
- Exterior walls (A1.1) will remain
- Is there a way to separate the historic/restored from the new construction in the building and be able to denote what is new to the building?
- Goal is to keep the stonework exposed and repaint it for a cleaner and fresher look
- New plaster on the outside which may help create a visual separation
- Shutters – removal and placement on the structure
- Suggestion to modify the historic look of the back of the building (existing cottage)
- Demolition/restoration/renovation of the back portion of the building
- Reference the History and Maintenance Manual on demolition to remove a portion of the back of the building
- Signage on the property – new sign ordinance before the supervisors currently for review
- Position of mechanicals on the property, flood area may be an issue
- Dumpsters on the property
- Anything going to be positioned on the roof – visibility????
- Permissible lighting on the property – check the guidelines/new ordinance
- Submission of formal HARB application – when?
- Plumbing stacks – location on the roof
- Kitchen exhausts – location
- Zoning Hearing Board, Planning Commission and HARB approvals/requirements
- Complete removal of the back building (existing cottage) if needed
- Interior stairs will replace the existing outside stairs
- Historical background on the back building (existing cottage) before removing it or renovating
- Keeping the existing sign for the Inn – may want to change color

- ADA compliance of the structure
- Installation of the elevator

IV. Chairman's Topics

Mr. Teacher talked about the final draft of the sign ordinance that was presented to the Farm Committee.

There was a brief discussion on the current language in the guidelines and the new sign ordinance in relation to historic districts.

A. HARB Guidelines – Final Review Discussion

Chair Peseski stated that Township management agreed that there should be an expiration date/time limit on the Certificate of Appropriateness that is granted from the Board of Supervisors. It was noted that the HARB Administrator would check with the Township Manager on the turn around time on this draft.

Chair Peseski stated that HARB was agreeable not to change the language that Doug Shaw, EAC committee member, distributed to HARB for review on windows and solar panels. HARB would like to invite Mr. Shaw to the next HARB meeting for a discussion on his recommendations for HARB concerning sustainability. There was a brief discussion on solar shingles, solar panels and other materials that are restricted to the historic districts.

Ms. Ruddle felt the wordage would not make HARB venerable and agreed with either choice.

Ms. Newman was in favor of the solar panels/solar shingles and reducing paper but the argument for windows she felt would not work.

Mr. Young stated that he felt the solar shingles would not be appropriate unless they were installed on the back of a house and not visible from the road.

Mr. Minnucci felt the look of a solar shingle would appear like an artificial slate shingle and may have a glossy appearance.

Chair Peseski stated that he has finished the draft of the RRIK flow chart for the Design Guidelines and will forward onto Alex Nagy at the Township. The generator/fuel tanks documentation is complete. The only portion that is not complete is the guidance on using the document and a "step by step" guide on how to navigate through the document. Ms. Newman volunteered to help with working on the completion of navigating through the guidelines once the entire document is completed.

B. Hotel du Village discussion on planting on trees

There was a brief discussion regarding new trees (6 to 8' high evergreen trees) being planted in the front yard of the stone house located near River Road on the Hotel du Village property. They appear to be a natural screen in front of the side porch of the house. Ms. Ruddle provided an additional picture to show that the way the trees are positioned, they currently do not obstruct the view of the hotel. HARB agreed not to pursue any action on this matter.

C. Volunteer to attend the next Board of Supervisors meeting on November 17, 2020

Chair Peseski will be virtually attending the November 17th, 2020 Board of Supervisors meeting.

V. Public Comment -- None

VI. Adjournment

Upon a Motion by Larry Peseski, seconded by Marnie Newman, the H.A.R.B. virtual meeting was adjourned at 8:09 p.m.

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