

Historical Architectural Review Board

March 7th, 2022 Meeting Minutes

Virtual Meeting

In attendance was Larry Peseski (Chair), Scott Minnucci (Vice Chair), Nancy Ruddle, Buz Teacher, Marnie Newman, Hanna Howe (Liaison), Zachary Zubris (Zoning Officer), and Emily Kopach (HARB Administrator)

Absent: Steve Young, CL Lindsay

I. Call to Order

Chair Peseski called the meeting to order at 6:01 pm and noted that HARB did have a quorum.

II. Approval of Minutes, February 7th, 2022

Upon a motion by Buz Teacher, seconded by Nancy Ruddle, the February 7th, 2022 minutes were approved unanimously.

III. New Business

a. HARB 2022-3 – Eric Lyons

6163 Carversville Rd, TMP #41-004-004

Replacement of iron railings for bridge access to home

Eric Lyons was present on behalf of the application.

The application is being treated as a continuation of his previous December application.

Larry Peseski and Buz Teacher were the leads on this application.

Eric stated he is only replacing the missing side of the bridge, which means it will not match the other, existing side. He said this is because it is a shared bridge and the neighbor did not want to get involved and he did not want to spend the money for both sides.

The railing is required for safety and it is not safe as it is now.

Zachary Zubris stated that there is no zoning issue.

Larry Peseski stated that he is hesitant on refreshing only one side of the bridge.

Eric Lyons does not want to not replace the railing, due to safety concerns.

Neighbor Alan Fisher is there for his application and states that he would be willing to work with Eric Lyons to agree on a design in order to refresh both sides.

Marnie Newman stated that they should hesitate before doing one side very decorative and the other side not refreshed.

Both Eric Lyons and Alan Fisher agreed to work together on a design that they both like.

Upon a motion by Larry Peseski, seconded by Buz Teacher, this application will be pushed to continue into next month.

**b. HARB 2022-2 – Amanda & Alan Fisher
6169 Carversville Rd, TMP #41-004-005
Removal of A/C unit, replacement of doors and windows, driveway paved
with bluestone gravel, hanging lantern, etc.
Zoning alternates offered**

Alan and Amanda Fisher, along with Jackie Connard, a representative from Ellen Concannon Happ, AIA, were present on behalf of their application.

The leads for this application were Steven Young and Scott Minnucci.

Scott Minnucci asked about the previous application, as the Fishers had to revise their application.

Jackie Connard explains that they are going for a full review, having removed different zoning portions of the application, such as the porch and patio, in order to not have to go in front of the Zoning Hearing Board.

Jackie Connard stated that they are going for Zoning Alternate Number One.

Larry Peseski asked where the Fishers are moving the A/C condensers.

Jackie Connard replied that they are unsure at this time.

Larry Peseski asked about the metal railings on the front of the house, and if they are going to match those on the side.

Alan Fisher stated that he intends to remove both.

Larry Peseski asked about the removal of the A/C unit on the side, and if they are going to reestablish the shutter to match the existing shutter.

Alan Fisher stated that they intend to.

Scott Minnucci mentions that the colors say match existing, but the exact colors are not called out.

Scott Minnucci asked about the windows being replaced.

Alan Fisher stated that only the windows in the back are being replaced.

Larry Peseski asked questions about the specifications of Zoning Alternate One.

Scott Minnucci mentioned that there is typically more detail on the architectural drawings for the HARB committee.

Marnie Newman asked about the basement windows. She asked if windows exist there and if they are bricking them up.

Alan Fisher responded that they are boarded up with plywood currently, and they are not windows currently.

Marnie Newman mentioned potentially recessing the bricked-up window, to record the change or keeping the window.

Nancy Ruddle asked about the appropriateness of installing a touch lockset on a historic home.

Alan Fisher stated he was willing to forgo the lock.

Scott Minnucci asked about the two light fixtures that will be installed.

Larry Peseski asked about the Zoning Alternates.

Alan Fisher indicated they were going for the Zoning Alternate One still.

Marnie Newman asked that the Zoning Alternates be continued until the dimensions are given to the HARB committee.

Larry Peseski stated that they could get partial approval so they could begin to start work on their house.

Upon a motion by Larry Peseski, seconded by Scott Minnucci, it was (unanimously) agreed to recommend issuance of a Certificate of Appropriateness to TMP# 41-004-005 as follows:

1. On the Southeast façade, the lattice under the porch will be replaced with new orthogonal (instead of diagonal) lattice;
2. A hanging lantern (Circa Lighting, Georgetown 15" Chain Mount Ceiling Lantern) will be added to the front porch, centered on the entrance door;
3. The gutter and downspout will be painted to match the siding;
4. The driveway and parking area will be paved with crush bluestone gravel;
5. Removal of the air-conditioning unit on the Southwest façade and add a shutter to match;
6. A wall mounted light (Circa Lighting, Georgetown 15" Wall Lantern with propane gas) will be installed adjacent to the door;
7. The flue pipe will be removed;
8. Replacing the vertical board and batten siding with beveled horizontal cedar with exposure to match the existing siding on the Northwest Façade;
9. The casement windows will be replaced with windows as shown on the attached drawings;
10. The gutter and downspout will be painted to match the siding;

11. Six new windows will be Jeld-Wen Custom Wood Double Hung windows with six-over-six simulated divided lites with 7/8" wide muntins;
12. The windows, door, siding, porch posts, brackets, railings, steps, and lattice will be painted to match existing;
13. Application will be continued to allow applicant to work with the Zoning Officer before coming back with the revised Zoning Alternate plans.

V. Public Comment

There was no public comment.

VI. Adjournment

Upon a Motion by Marnie Newman, seconded by Larry Peseski, the HARB virtual meeting was adjourned at 7:41 pm.

Respectfully submitted,

Emily Kopach

HARB Administrator

Solebury Township