

Historical Architectural Review Board

May 2nd, 2022 Meeting Minutes

Hybrid Meeting

In attendance was Larry Peseski (Chair), Scott Minnucci (Vice Chair), Nancy Ruddle, Buz Teacher, Marnie Newman, CL Lindsay, Steven Young, Patrick Strzelec (Associate Member) Hanna Howe (Liaison), Zachary Zubris (Zoning Officer), and Emily Kopach (HARB Administrator).

Absent:

I. Call to Order

Chair Peseski called the meeting to order at 6:23 pm and noted that HARB did have a quorum.

II. Approval of Minutes, March 7th, 2022

Upon a motion by Nancy Ruddle, seconded by Steve Young, the March 7th, 2022 minutes were approved unanimously.

III. New Business

- a. HARB 2022-3 – Eric Lyons (6163 Carversville Rd, TMP #41-004-004)
Continuation of application from December. Replacement of iron railings for bridge access to home.**

Eric Lyons was not in attendance.

The application is an amended application from February for the replacement of the iron bridge railings for access to the home. Eric Lyons was going to add one side that had gotten washed away, without replacing the other, but agreed upon a design with his neighbor, and so they are getting both sides replaced.

The railings will be made with iron rail, 1½” by 1½” tube steel, in the color of black. They will be 36 inches high, 20 feet long, and anchored with galvanized lag bolts.

The newer design has larger spacing for water and debris to flow through in case of flooding.

Patrick Strzelec voiced concern that the spacing is too large, and that it looks too modern as a result.

Marnie Newman restated that the spacing is due to flooding, and while it is a little modern, the applicant wants it for safety.

Larry Peseski questioned where the rails would be bolted on, and wondered about the stability of the bridge long term. He asked Zach Zubris to look into this when the permit application comes in.

Larry Peseski makes a motion to accept the application for 6163 Carversville Rd, submitted February 2022, referencing the R.L Quinn & Son's estimate page for a 20' x 36" railings for a bridge.

Two railings were approved, one on each side of the bridge.

Material approved is custom iron rails.

Material color approved is black.

Patrick Strzelec comments on the thickness of the metal, which could affect the strength of the rails.

The committee requests that the zoning officer review the gauge of the tube to confirm its stability.

- b. HARB 2022-6 – Eric Lyons (6163 Carversville Rd, TMP #41-004-004) Continuation of application from December. Install two hand railings from front driveway, up three steps to landing at front door on other side of steps (approx. 48" apart).**

Eric Lyons was not in attendance.

It is a 1½" by 1½" railing, with the same material as the previous railing. It would be placed on both sides of the stone steps, going up 48" apart.

CL Lindsay mentioned that square tubing is modern and questions whether or not if it's appropriate.

Marnie Newman asked to see pictures of what it looks like now for reference, and to know what's on it now, if anything.

CL Lindsay said he drove by and said nothing is on now. Railings nearby were round tubing and colonial.

Larry Peseski questioned whether or not the railings are required for safety, and Marnie Newman asked what way the railings are going.

The committee decided to table the application as there is not enough information.

Larry Peseski makes a motion to continue the application for the installation of stair railings. The applicant is encouraged to review the zoom meeting notes and consider alternate materials or designs that would be more historically accurate. Nancy Ruddle seconds.

IV. Old Business

a. HARB Guidelines

Nancy Ruddle has been working on modifying the dumpster enclosure guidelines for commercial stores in the Historical District into the Historical Guidelines.

They are currently vague and not enforceable; they need to be tightened up in order to be enforced.

The committee discussed potentially looking into a maintenance ordinance for the Historical Districts, to help make residents bring in trash cans in a timely manner and maintain properties.

VI. Public Comment

There was no public comment.

VI. Adjournment

Upon a Motion by Marnie Newman, seconded by Steve Young, the HARB hybrid meeting was adjourned at 7:28 pm.

Respectfully submitted,

Emily Kopach

HARB Administrator

Solebury Township