

Historical Architectural Review Board

June 6th, 2022 Meeting Minutes

Virtual Meeting

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

Absent: CL Lindsay, Buz Teacher

I. Call to Order

Chair Peseski called the meeting to order at 6:03 pm and noted that HARB did have a quorum.

II. Approval of Minutes, May 2nd, 2022

Upon a motion by Marnie Newman, seconded by Nancy Ruddle, the May 2nd, 2022 minutes were approved unanimously.

III. New Business

- a. HARB 2022-8 – Laura Sauer (6083 Carversville Rd, TMP #41-002-002-004) Requesting approval to place a 10’ x 16’ shed on the side of their garage. Leads are C.L. Lindsay and Marnie Newman.**

Laura and Bill Sauer were in attendance on behalf of their application.

There were no comments or concerns on behalf of HARB on this application.

There were no comments or concerns on behalf of the Sauers on this application.

Upon a motion by Marnie Newman, seconded by Steve Young, it was (unanimously) agreed to recommend issuance of a Certificate of Appropriateness to TMP# 41-002-002-004 as follows:

1. Work is to be completed per the specifications submitted with the application.
2. Installation of a 10’ x 16’ shed on the side of the garage, 22’ away and 15’ back.
3. Shed is Board and Batton siding, painted Timberbark.
4. The doors and flower boxes painted bronze.
5. The shingled roof in the color charcoal.

- b. HARB 2022-9 – Dimitri Politikos (3792 Aquetong Rd, TMP #41-004-039) Replace existing asphalt shingles with metal standing seam roof on principal dwelling. A low slope roof will be replaced with a gable roof finished with a standing seam metal roof on the accessory structure. Leads are Larry Peseski and Marnie Newman.**

Dimitri Politikos was in attendance on behalf of his application.

The application is addressing the roof on the main structure and the rehabilitation of the accessory structure, which will be used as a garage.

Marnie Newman asked for more details on the material to be used on the siding of the garage, and the hardware for the garage doors.

Dimitri Politikos provided pictures of his other house in New Hope, of which he is going to model the garage doors.

The windows are confirmed as not visible.

Marnie Newman presented pictures from 1970 of houses with early metal roofs in Carversville, showing metal roofing existed historically in the village.

Larry Peseski questioned whether they should look at the neighborhood or the building.

Conversation followed about the merits of both ideas. If it is known that the historic material was different than a proposed high-quality historic material, how should the committee proceed?

Marnie also noted that metal roofs are very popular right now in residential architecture.

Dimitri Politikos mentioned that the moss and algae growth that would come from the trees that overhang the roof would ruin any other roofing material he uses faster, which is why he wants metal.

Nancy Ruddle mentioned the emergency repair procedure, in which homeowners could repair before the HARB meeting, only risking not getting HARB approval.

Marnie Newman asked if all roofs of the house are going to be metal, and if the porch is going to get a new roof.

Dimitri Politikos said everything expect the porch is getting a new metal roof.

Dimitri Politikos brought up that he and his neighbor are getting the same color roof, and that he is open to getting a different color.

The HARB committee preferred the original color.

Dimitri Politikos stated he intends to match the color of the accessory building to the house, which he will do through taking a sample of his house.

Upon a motion by Marnie Newman, seconded by Steve Young, it was (unanimously) agreed to recommend issuance of a Certificate of Appropriateness to TMP# 41-004-039 as follows:

1. Work is to be completed based on the proposed application.

2. Work for the garage includes the construction of a new gabled roof; Board and Batton siding of hardiboard and hardiboard shingle in house matching color; the siding should be a smooth finish, non-grained.
3. The roof will be in the color dark bronze, and will be standing seam metal.
4. The pan width should not exceed 17 inches. The standing seams for the roof should be an inch.
5. The siding of the garage doors will be Board and Batton siding, with iron strap hardware, top.
6. Iron strap hardware topped by simulated divided lights.
7. On the main house, all roofs, with the exception of the porch, will be the same standing seam metal as the garage, in the same dark bronze. The same requirements apply.

c. HARB 2022-11 – Scott Blank (3786 Aquetong Rd, TMP #41-004-040) Replace existing asphalt roofing with metal standing seam roof. Leads are Larry Peseski and Steve Young.

Scott Blank was in attendance on behalf of his application.

Steve Young stated the metal roof is appropriate for the federal style house.

Scott Blank stated he thought about different style roofing, but because there is a metal roof in the back, and darker tones in the stones of his house, he thought the dark bronze metal roof would be best.

Upon a motion by Steve Young, seconded by Scott Minnucci, it was (unanimously) agreed to recommend issuance of a Certificate of Appropriateness to TMP# 41-004-040 as follows:

1. Work is to be completed based on the proposed application.
2. The roof will be in the color dark bronze, and will be standing seam metal.
3. The pan width should not exceed 17 inches. The standing seams for the roof should be an inch.
4. The gutters will be replaced with a 5-inch half round gutter in brown.
5. Connect existing downspouts in the same material.

d. HARB 2022-12 – Scott Blank (3786 Aquetong Rd, TMP #41-004-040) Various hardscaping improvements, including installing a curb, replacing

pavers, and installing a stone apron. Leads are Nancy Ruddle and Steve Young.

Scott Blank was in attendance on behalf of his application.

Nancy Ruddle directed the attention of the room to the supplement for the hardscaping application.

Scott Blank states there are multiple issues including the walkway going up to his house, the lack of pavers in front of his house, and the wall that has tree roots growing into it.

Scott Blank described the things he has planned to remediate these things, such as creating small pavers as a curb, removing the tree roots, and creating a driveway apron.

Scott Blank mentioned that he spoke to PennDot in reference to his pavers, and found what solutions he could do without triggering a highway occupancy permit.

Scott Blank mentioned putting things like stepping stones, which could be easily removed, the edging, which PennDot looks to as landscaping, and creating a small driveway apron.

Marnie Newman asked clarification questions, such as whether or not there is currently an apron there.

Nancy Ruddle asked what the edging material will be.

Scott Blank clarified it will be the same flagstone material.

Marnie Newman mentioned that where Scott Blank wants to put his stepping stones is technically a sidewalk, and should be kept free for people to walk.

Scott Blank mentioned he looked into turning the space into an official sidewalk, but that would trigger PennDot. With the stepping stones, people will still be able to walk.

Patrick Strzelec asked Scott Blank what would happen if someone hurt themselves on his sidewalk, as usually sidewalks are township liabilities.

Scott Blank replied that it would be his liability under his insurance.

Marnie Newman asked if impervious grass would be better for water damage issues than the stepping stones.

Scott Blank mentioned how he had thought about the dispersal of the water due to the apron and the edging.

There was a public comment from Ryan Viehwager about the curb.

Ryan Viehwager shared his screen with a picture of the old historic curb line and how it used to be and continues to be south of the subject property. Ryan Viehwager was wondering if they would be able to continue the line of curbing.

The HARB Committee liked the idea but it would cut into Scott Blank's yard.

Larry Peseski asked for clarification on the what the right of way for PennDot is.

Scott Blank clarified that it is 33 feet from the double yellow lines.

Upon a motion by Nancy Ruddle, seconded by Steve Young, it was (unanimously) agreed to recommend issuance of a Certificate of Appropriateness to TMP# 41-004-040 as follows:

1. Work is to be completed based on the proposed application.
2. Move two existing flagstones from front walkway and recut to approximately 4 feet by 33 inches, and relocate to the space between Aquetong Road and existing front steps.
3. Then place new Pennsylvania flagstones in their place to complete the front walkway, stone approximately 4 feet by 2 feet.
4. Install natural stone edging from Delaware quarry that matches stone in house and existing wall. Stone will be flush with walkway. Stone size approximately 4 inches by 4 inches, and up to 14 inches in length.
5. Edge proposed planting beds with same size natural stone, might be slightly raised to avoid mulch, dirt, and run off; remove tree roots in lower wall.
6. Install same natural stone edging along Aquetong Road, not to exceed 1½ inches above highest point in road, per PennDot, and adding a slight matching stone for a slope.
7. Install driveway apron using same size natural stone, 4 inches by 4 inches and up to 14 inches in length. Apron to be approximately 11 feet wide, and not to exceed more than 15 feet deep.
8. Reuse existing stepping stones between planting beds in road to create an informal pathway, or leave open with no stones.

e. July Meeting – Date Change. Meeting is being rescheduled from Tuesday July 5th, 2002 to Thursday July 7th, 2022.

The July meeting had been changed from July 5th to July 7th.

The dumpsters were also in discussion, as the Carversville Inn was anticipated to be on the July 7th meeting.

Larry Peseski mentioned wanting to do a minimum maintenance agreement for things such as including commercial dumpsters, and maintaining properties in the historical district.

Larry Peseski stated that the living fences section should be taken out of the concealment methods that are appropriate, as they often get run over and not replaced.

The HARB Committee decided that wooden fences and stone walls or other appropriate screening materials would be acceptable materials for concealing dumpsters.

If the enclosure is damaged, it is to be replaced, and the doors must remain closed.

The goal is to ultimately combine the Maintenance Manual and the HARB Design Guidelines, and submit that to the Board of Supervisors.

Upon a motion by Nancy Ruddle, seconded by Steve Young, it was (unanimously) agreed to move forward to the Board of Supervisors the amendment to concealing commercial dumpsters. It is agreed upon as follows:

1. Wooden fences and stone walls or other appropriate screening materials would be acceptable materials for concealing dumpsters.
2. If the enclosure is damaged, it is to be replaced or fixed.
3. The doors to the enclosure must remain closed when not in use.
4. The enclosure must be large enough for the doors to close.

V. Public Comment

There was no public comment.

VI. Adjournment

Upon a Motion by Marnie Newman, seconded by Steve Young, the HARB virtual meeting was adjourned at 8:17 pm.

Respectfully submitted,

Emily Kopach

HARB Administrator

Solebury Township

