

**Historical Architectural Review Board**  
September 18, 2023 Meeting Minutes  
Hybrid Meeting

In attendance was Larry Peseski (Chair), Scott Minnucci (Vice-Chair), Buz Teacher, Marnie Newman, Patrick Strzelec, Zachary Zubris (HARB Administrator/Zoning Officer), John Francis (Board of Supervisors Liaison)

Public: Eleanor Miller, Michael Polios

Absent: Steven Young, Nancy Ruddle

- I. **The meeting was called to order at 6:00 P.M. and there was a quorum.**
- II. **Approval of Minutes – August 7, 2023**

**Upon a motion by Marnie Newman, seconded by Patrick Strzelec, the August 7, 2023 minutes were approved unanimously.**

- III. **New Business**
  - a. **Action on Mark Worth- 2610 River Road- HARB-2023-12- Leads: Buz Teacher & Scott Minnucci**

**The applicant was present before the board along with his architect Steven Ware and neighbor Eleanor Miller.**

Mr. Teacher opened the discussion by providing background on the application.

Mr. Worth provided information related to the arch and the work that was done to scan the structural integrity of the arch.

Mr. Ware testified that the intent was to recreate the archway in a tasteful manner utilizing as much as the original brick as possible.

Mr. Peseski questioned the integrity of the archway.

Mr. Worth stated that there was the possibility that the archway could fall.

Mr. Strzelec questioned the scanning of the archway with regard to some of the finer details being missing and if a mold would be taken by a sculptor.

Mr. Worth was not aware of what process the sculptor would take.

Ms. Newman stated that there would be educated guesses with regard to the missing historic features and trying to recreate what is not there.

Mr. Peseski asked Mr. Zubris if a permit would be required for the archway rebuild.

Mr. Zubris stated that a permit would be require and that the code official would be looking at structural components.

Mr. Stzelec questioned the ornament of the arch.

Mr. Ware stated that the he had an idea as to what was placed there but could not say that it would be a replica.

Mr. Worth and Mr. Ware presented the plan for replacement of the windows mainly due to a structural issue.

Ms. Newman relayed her concerns regarding the window replacement.

Mr. Ware presented the plan for the chimney, including proposing a two-foot stone, vertical addition with a fixed stone cap.

Mr. Ware presented the proposal regarding the carriage doors. Mr. Ware believed the building with the carriage doors was once a carriage shed.

Mr. Peseski questioned if the doors would be movable.

Mr. Ware stated that he would like to see them moveable, if possible.

Ms. Miller provided a historical background on the shutters.

The Board discussed the impact of taking molds on site and provided Mr. Worth with direction as far as what would need to be provided in the future.

Mr. Polios made comments about Mr. Worth's property and the application before the Board.

***Upon a Motion by Larry Peseski, seconded by Patrick Strzelec, it was agreed to accept the application with the following conditions:***

***1. The applicant is granted approval and authorized to dismantle the arch, specifically as follows:***

***a. The arch must be restored and the replacement process must be commenced within 2 years' time;***

***b. Prior to commencing dismantling, the applicant shall make molds of the structure details to capture as many and as much detail as possible;***

***c. Prior to rebuilding the archway, the applicant shall present detailed plans and sketches to the HARB for approval.***

***2. The replacement of the south window is approved to match the existing wood, painted windows.***

***3. More detail must be provided in the future for carriage doors, chimney cap, and shutters as part of a continued application.***

***The motion carried 3-1. Ms. Ruddle and Mr. Young were not present. Ms. Newman voted against the motion.***

**b. Action on Sue & Jonathan Wiedorn- 4224 Wismer Rd.- HARB-2023-18- Leads: Patrick Strzelec & Steven Young**

**Mr. and Ms. Wiedorn were present on behalf of the application.**

Mr. Peseski commented that the application was comprehensive.

Mr. Wiedorn gave an overview of the application.

Mr. Peseski asked if the black paint color of the roof was to match the shutters.

Mr. Wiedorn stated it was a paint color chosen due to the gothic style and to contrast with the tan color of the stucco.

Ms. Wiedorn mentioned that the color would be satin or low luster.

Mr. Wiedorn provided more detail on the door paint colors.

***Upon a Motion by Patrick Strzelec, seconded by Marnie Newman, the board voted to unanimously approve the application as presented with the following condition:***

***1. The front door may either be stained or painted black.***

***The motion carried 4-0.***

**c. Review of role of Leads before, after and during application review.**

Mr. Peseski spoke to the Board about individual processes and roles related to the HARB applications.

**IV. Old Business**

No old business

**V. Public Comment**

No public comment.

**VI. Adjournment**

**Upon a motion by Larry Peseski, seconded Scott Minnucci, the Board motioned to adjourn the HARB hybrid meeting at 7:47 p.m.**

Respectfully Submitted,

*Zachary J. Zubris*

Zachary Zubris  
Zoning Officer/Permit Department Administrator  
HARB Administrator  
Solebury Township