

Historical Architectural Review Board

December 5, 2022 Meeting Minutes

Hybrid Meeting

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

Public: Scott Blank, Andrea and Christian Hansen

Absent: Steven Young

I. The meeting was called to order by Chairman Peseski at 6:01pm and noted HARB did have a quorum.

II. Approval of Minutes – September 19, 2022

The meeting minutes for September 19, 2022 were tabled for further discussion.

III. New Business

- a. Action on Mr. and Mrs. Huber
6134 Carversville Road
(Carversville Historic District)
HARB Application # 2022-21**

Mr. and Mrs. Huber were present (via zoom) were present on behalf of the application.

Mr. Minnucci gave a brief overview of the application.

Mr. Peseski asked if there would be additional work related to the application, including any chimney work.

Mr. Huber stated that at this time there would not, but the roofers would be taking a look when they are working.

Ms. Newman asked if any work would be done to the flat portion of the roof.

Mr. Huber stated that nothing new would be done to the roof but it may be re-coated.

Mr. Minnucci asked for clarification if the garage shingles were slate or asphalt.

Mr. and Mrs. Huber clarified that it was slate.

Upon a motion by Scott Minnucci, seconded by CL Lindsay, it was (unanimously) agreed to recommend issuance of a Certificate of Appropriateness to TMP# 41-004-017 to replace existing slate roof on entire house and the garage with hearthstone colored Pinnacle Pristine asphalt shingles.

IV. Old Business

a. Review of Hotel Du Village HARB Application and Approval

Discussion ensued about the lighting installed at Hotel Du Village. Mr. Minnucci stated that he believed there was more up-lighting than the Board had wanted. He also stated that the parking lot lights appear to be more up-lit than the Board had discussed.

Mr. Peseski gave a background on the application and provided insight on architect Mr. Carter van Dyke's role for reviewing the application on behalf of the Township.

Mr. Zubris opined that the Township could potentially reach out to the representatives of Hotel Du Village if the HARB Board believed the lighting to be a valid concern.

Ms. Ruddle questioned if permits were issued for the lighting work.

Mr. Zubris stated that permits were issued by the Township and gave an overview of the permit process.

Mr. Peseski further elaborated on the motion and discussed the next step forward with the Board.

Mr. Minnucci discussed the timers mentioned in the motion and how it appears lights are on later and turn on earlier than what the Board had approved.

Mr. Zubris agreed to look into contacting the representatives of Hotel Du Village to review work completed to see if it is in conformance with the HARB Motion.

b. Review of HARB design guidelines

Mr. Peseski gave a brief overview of the guidelines and the concern that some guidelines may be grandfathered from a legal perspective.

Mr. Strzelec and Ms. Newman questioned about the specifics of when the guidelines would apply.

Mr. Peseski stated that he wanted to speak with Solicitor Mark Freed to obtain clarification.

Mr. Lindsay discussed the enforceability of the guidelines versus an ordinance change.

Mr. Minnucci questioned what required the Carversville Inn to make changes to meet ADA compliance and if that was similar in nature due to a change in use.

Mr. Zubris stated that the Uniform Construction Code required ADA compliance for a change in use.

Ms. Ruddle questioned if someone from the Township could reach out to property owners informing them of the guideline changes.

Mr. Peseski noted that this could be an approach to take but he wanted to speak with Mr. Freed first.

V. Public Comment

Scott Blank asked the Board about the possibility of solar panels in HARB Districts.

Mr. Peseski and Ms. Newman noted that the panels would need to be not visible from a public way and should be adhere to the slope of the roof.

Ms. Ruddle noted the discussion was complicated because of the balance between historic changes and environmental.

Mr. Blank stated that he was just looking for some guidance from HARB if he were to install solar panels.

Ms. Newman stated that he would be the first to come before the Board with a proposal.

Mr. Minnucci questioned if Mr. Blank could come before the Board in a more formal manner.

Mr. Peseski stated that he would prefer if Mr. Blank did some more research before coming before the Board and note receiving a favorable response.

Andrea and Christian Hansen commented that they were not happy with some of the approvals given by the HARB Board including Belgian block and propane tank installations, and a barn that does not suit the village. They felt that the installations were not appropriate for a historic district.

Mr. Peseski thanked the Hansens for bringing their concern to the Board but noted that a tremendous amount of time did go into reviewing each application.

VI. Adjournment

Chair Peseski motioned to adjourn the HARB hybrid meeting at 7:15 pm.

Respectfully Submitted,
Zachary Zubris
Zoning Officer/Permit Department Administrator
HARB Administrator
Solebury Township