

Historical Architectural Review Board

April 3, 2023 Meeting Minutes

Hybrid Meeting

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

Public: Gary O'Connor, Michael Polios, and Scott Blank.

Absent: Nancy Ruddle and Marnie Newman

- I. The meeting was called to order at 6:01 P.M. and there was a quorum.**
- II. Approval of Minutes – June 6, 2022 and February 6, 2023**

The approval of minutes was tabled until the next meeting.

III. New Business

- a. Action on Michael Polios
2598 River Road
(Phillips Mill Historic District)
HARB Application # 2023-3**

Mr. Polios and Mr. O'Connor were present on behalf of the application.

HARB is reviewing the application to recommend approval of the alteration of an existing carport to a 1 ½ story garage.

Mr. O'Connor discussed the application at hand and proposed a change to the type of siding, suggesting Acre siding from hardy board.

The Board questioned if the garage was under HARB's purview as it was unclear if it could be seen from the road.

It was confirmed that it could be seen from the public right of way.

Mr. Peseski questioned the dimensions and material from the garage doors.

Mr. O'Connor noted that the doors would be custom ordered.

Mr. Peseski suggested that the applicant make sure the style of the door is done in proportion to the building.

Upon a Motion by Larry Peseski, seconded by CL Lindsay, it was unanimously agreed to accept the application as presented and recommend issuance of a Certificate of Appropriateness to TMP #41-030-006 as follows:

- 1. Hardy Plank siding to be replaced with Acre siding (same color and dimensions)**
- 2. Downspouts will be smooth/round and affixed.**
- 3. Garage doors will be B'x 8' solid wood and custom made.**

**b. Action on Scott Blank
3786 Aquetong Road
(Carversville Historic District)
HARB Application # 2023-4**

Mr. Peseski opened the review of the application to clarify that the solar panel portion of the application was to be reviewed by the Board on the May 1st Board meeting.

Mr. Blank discussed the barn roof, and noted that the roof was to be exactly the same as the roof previously approved for the house.

Mr. Blank discussed the storm windows and noted that he had a contractor who would custom make the windows. He presented photographs that simulated the look of the storm windows.

Mr. Peseski questioned how the proposed storm windows would work.

Mr. Blank provided photos of other homes in the Township that utilized similar styles.

Mr. Peseski expressed concern that the proposed windows may not be in conformance with HARB guidelines, specifically the dimensions of mutins and rails.

Mr. Blank stated that the proposal would comply with the current window's dimensions.

Mr. Lindsay and Mr. Young believed that what was proposed complied with the guidelines.

Mr. Minnucci noted that based upon Mr. Blank's testimony, the proposal would match the existing dimensions.

Mr. Blank requested flexibility to change the color of window brown instead of white.

Mr. Peseski believed that the color change would be too much for the property.

Mr. Teacher asked the applicant about whether or not the windows in the house were original and if the dimensions were exact for each type.

Mr. Blank stated that to his knowledge the windows were original and that the dimensions varied and custom.

Mr. Peseski asked the original color of the windows, either when it was constructed or when he purchased the property.

Mr. Blank stated that he did not know the original colors but when he purchased it the windows were white.

Mr. Minnucci questioned if there was something that prevented a color change for the trim and questioned if Mr. Blank's contractor had done work within a Historic District.

Mr. Blank stated that the contractor was requested by the original architect to look into doing work for that project.

Mr. Peseski stated that the building was becoming more contemporary with a new metal roof and modern sculptures.

Mr. Blank stated that sculptures had nothing to do with HARB guidelines and that he called ahead to confirm that the sculptures were okay to place.

Mr. Young questioned if a personal preference was not allowed.

Mr. Peseski stated that this proposal would need to be viewed two ways: if it was a good look for the building and if it is good for the neighborhood.

Mr. Peseski felt as though Mr. Blank did a wonderful job with the work already done on the home's façade but was concerned with too much being done.

Mr. Blank provided four different brown colors for the windows.

Mr. Peseski stated he was not aware of any other homes in the village that had color around the windows.

Mr. Lindsay stated that the roof guidelines stated the seam would be an inch or less.

Mr. Zubris stated that Mr. Blank's previously approved roof motion was for an inch or less.

Mr. Teacher questioned if there ever was a straw vote for a controversial application.

Mr. Peseski stated that each portion of the application can be voted on separately.

Mr. Teacher questioned if the paint color can be voted on separately.

Mr. Minnucci added that a timing issue was something to consider.

Mr. Peseski felt that it was important to consider many factors including the changes to the neighborhood.

Upon a Motion by Larry Peseski, seconded by CL Lindsay, it was unanimously agreed to accept the application as presented (with the exception of the solar panel portion of the application, which has been continued) and recommend issuance of a Certificate of Appropriateness to TMP #41-004-040 as follows:

1. **Roof shall be 1-inch metal standing seam and dark brown in color.**
2. **Storm windows shall be custom made of wood to fit exact rail measurements, and mullions as well.**

IV. Old Business

- a. **Action on Eric & Ivy Lyons
6163 Carversville Road
Carversville Historic District
HARB Application # 2022-6**

Mr. Zubris provided an update on Mr. Lyons' intent with the updated plans.

Mr. Minnucci questioned about the work done before.

Mr. Peseski spoke about the previous work done on site.

Mr. Strzelec stated that the 2022 design was fine but that a round stock would be better for the railing.

The Board continued the application and requested that Mr. Zubris reach out to Mr. Lyons for more dimensional details regarding the 2022 design.

b. Hotel Du Village update

Mr. Zubris provided an update regarding Hotel Du Village, including the review memorandum from Carter van Dyke's office for their site visit.

Mr. Peseski questioned what the next step would be to resolve the issue.

Mr. Zubris stated that he would follow up with Carter van Dyke's office to see if their office would make another site visit and hoped the Hotel would achieve compliance.

Mr. Peseski believed the memorandum was a bit positive considering that there may be significant violations and encouraged Mr. Zubris to speed up the enforcement review.

Mr. Minnucci stated that some of the comments from the Hotel's representatives was unreasonable because of the length of time it took to start work or that they did not know there was a HARB application or plan. Mr. Minnucci also asked if there was a permit for the lighting.

Mr. Zubris stated that there was a permit issued.

Mr. Minnucci also mentioned that there were issues still with the timers and the parking lot lights and questioned if anyone else had noticed the globe lights in the trees. He mentioned that they doubled the number of lights and changed the wattage.

Mr. Peseski asked Mr. Minnucci if he had noticed any improvement over the last thirty days. Mr. Minnucci stated that he had seen improvement.

Mr. Peseski stated that his concern was the length of policing.

Mr. Minnucci mentioned that there were additional lighting issues that have not been addressed for years.

Mr. Peseski asked if the next step would be for Carter van Dyke to reach out to the applicant.

Mr. Zubris stated that he would reach out to Carter van Dyke's office and see how things can be expedited.

V. Public Comment

No public comment.

VI. Adjournment

Chair Peseski motioned to adjourn the HARB hybrid meeting at 7:43 pm.

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