

Historical Architectural Review Board

February 6, 2023 Meeting Minutes

Hybrid Meeting

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

Public:

Absent: CL Lindsay

- I. The meeting was called to order at 6:02pm and there was a quorum.**
- II. Election of Officers**

Upon a motion by Marnie Newman, seconded by Buz Teacher, Larry Peseski was re-appointed as Chairman of the HARB Board.

Upon a motion by Marnie Newman, seconded by Steven Young, Scott Minnucci was re-appointed as Vice-Chairman of the HARB Board.

- III. Approval of Minutes – September 19, 2022 and December 5, 2022**

Upon a motion by Nancy Ruddle, seconded by Steven Young, the Board unanimously approved the meeting minutes for September 19, 2022 with changes as noted.

Upon a motion by Nancy Ruddle, seconded by Marnie Newman, the Board unanimously approved the meeting minutes for December 5, 2022 with changes as noted.

- IV. New Business**
 - a. Action on RE4 Investments LLC**
6089 Carversville Road
(Carversville Historic District)
HARB Application # 2023-1

Mr. and Mrs. Simmons were present of behalf of the application dated January 5, 2023.

HARB is reviewing the application to recommend approval of the following replacement and repairs to the main dwelling and garage: Charcoal shingles on main roof, black 1-inch metal standing seam porch roof, white aluminum gutters and fascia, black vinyl 2 over 2 double hung windows (front) White vinyl 2 over 2 double hung windows (White), siding- White Board and batten (horizontal), black ¾ light front

double door with 2 over 2 mullions, Black framed exterior lights, White paneled garage doors with black carriage hardware, and removal of existing shutters.

The board briefly discussed the siding material and if it was in HARB's purview.

Ms. Ruddle questioned the type of siding and windows.

Mr. Simmons noted that the board and batten siding and windows were vinyl.

Ms. Newman questioned if the siding was fake grain or smooth finish.

Mr. Simmons said it was a simulated wood look.

Ms. Newman stated that it would look better as a smooth finish.

Mr. Peseski questioned what would happen with the shutters.

Mr. Simmons stated that there would be no shutter replacement.

Mr. Peseski asked if the shutters are recessed and asked what would happen if they were taken away.

Mr. Simmons said that the space behind was framed for double windows on both levels.

Ms. Ruddle questioned what the current materials were.

Mr. Simmons stated that there was a mixture of materials for windows.

Mr. Peseski noted that the guidelines suggested that proposed changes to materials should utilize an approved material.

Mr. Minnucci noted that the home was built in the 1970s and questioned how the Board should interpret the guidelines to a non-historic structure in a historic district.

Mr. Peseski stated that another way to look at it is if what is proposed would be appropriate for the house.

Mr. Peseski questioned if Mr. Simmons would be open to hardy board siding.

Mr. Simmons noted that he would be open to other similar materials.

Mr. Strzelec questioned if the siding would be vertical.

Mr. Simmons said that it would be horizontal.

The board discussed the shutter removal and the type of planking for the siding.

Ms. Ruddle questioned the details of the roof.

Ms. Newman noted that the Board normally requests a 1-inch seam rather than a 1 ½ seam.

Mr. Strzelec asked if the roof colors would be the same for the different levels of the structure.

Mr. Simmons said they would not be the same color but very similar.

Mr. Simmons stated that he was going to do a raised panel, fiber board and steel material for replacement of the garage doors with carriage hardware.

Mr. Strzelec asked if there would be any chimney work.

Mr. Simmons stated they would keep the chimney as it was and may power wash it or paint it the same color.

Mr. Minnucci questioned the location of lights.

Mr. Simmons stated that the lighting would be on either side of the front door.

Upon a Motion by Marnie Newman, seconded by Scott Minnucci, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP #41-002-002-003 as presented with the following amendments:

- 1. Siding shall be Composite Board with a horizontal layout.**
- 2. Metal Roof Seam shall be 1 inch.**
- 3. Chimney to be painted to match siding color, option to power wash.**
- 4. Windows are approved as vinyl material.**

V. Old Business

a. Hotel Du Village Update

Mr. Zubris provided an update on Hotel Du Village's ongoing project.

The Board discussed the approvals given for the project in the past and provided context that the work done was not in conformance with HARB's approval.

Mr. Zubris noted that the Township would follow up based upon recommendations made by Carter van Dyke's office.

VI. Public Comment

No public comment.

VII. Adjournment

Chair Peseski motioned to adjourn the HARB hybrid meeting at 7:10 pm.

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