

## **Historical Architectural Review Board**

July 17, 2023 Meeting Minutes

Hybrid Meeting

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

Public:

Absent: Steven Young

- I. The meeting was called to order at 6:04 P.M. and there was a quorum.**
- II. Approval of Minutes – June 5, 2023**

**Upon a motion by CL Lindsay, seconded by Buz Teacher, the June 5, 2023 minutes were approved unanimously.**

Mr. Peseski announced that Mr. Teacher requested to step down as a full HARB member and become an associate member. Mr. Strzelec would become a full HARB member. This was listed on the Board of Supervisors' July 18<sup>th</sup> agenda.

- III. New Business**
  - a. Design Guidelines discussion**

Mr. Peseski opened the discussion by mentioning that demolition was not something covered in the guidelines.

Mr. Teacher noted that there was language in the guidelines that mentioned demolition.

Ms. Newman and Mr. Zubris stated that the language only noted that the demolition of a building was an item under HARB's purview.

Mr. Teacher noted that Mr. Worth, owner of the Phillips Mill Inn, had concern with structures on site that were in disrepair and may need to be demolished.

The Board discussed demolition further. Ms. Ruddle noted that the guidelines had a comprehensive section on demolition.

Mr. Teacher also mentioned other aspects of the Phillips Mill Inn with regard to the guidelines, including discussion about the archway and security camera installation.

The Board commenced discussion of the Design Guideline document and suggested changes including punctuation and word choice edits.

Ms. Ruddle suggested that the flowchart be updated to include the RRIK process. Mr. Lindsay offered to send the flowchart to Mr. Zubris.

The Board discussed the Design Guideline document further and suggested more edits.

The Board discussed solar panel installations. Ms. Ruddle, Mr. Lindsay, and Ms. Newman suggested new language to cover solar panel installations by noting it will be on a case by case basis and that the panels be not visible or minimally so from the public right of way.

The Board discussed the item of paint color.

Ms. Ruddle proposed changes to repainting in historic districts. Ms. Ruddle noted that the Board should use the honor system for repainting of the same color and that painting a different color should be covered under a RRIK application. The Board was in favor of this proposal.

Mr. Strzelec had concern about new property owners constructing sculptures or ornamental items. Mr. Minnucci noted that if someone were to purchase a property, information about being in a historic district would need to be disclosed. Mr. Peseski noted that it depended on the type of sale.

#### **IV. Old Business**

##### **a. Hotel Du Village update**

Mr. Zubris provided an update regarding Hotel Du Village. He noted that the Township would consider enforcement proceedings if the Hotel did not make the appropriate changes by the end of July.

Mr. Minnucci noted that while the amount of tree lights is incorrect, the Board did not specify the type of lighting that was to be installed.

Mr. Zubris noted that Carter Van Dyke's office had noted there were 26 lights installed when only 13 were approved.

Mr. Lindsay questioned if there was any way to enforce something that was not specified by the Board.

Mr. Peseski noted that the HARB Board put much time and effort into the Hotel Du Village project.

#### **V. Public Comment**

Ms. Ruddle commented on the June 4<sup>th</sup> walking tour, which was led by Kurt Leasure. It was noted that the tour was very well done and informational.

#### **VI. Adjournment**

**Upon a motion by CL Lindsay, seconded Marnie Newman, the Board motioned to adjourn the HARB hybrid meeting at 8:20 p.m.**

Respectfully Submitted,

*Zachary J. Zubris*

Zachary Zubris

Zoning Officer/Permit Department Administrator

HARB Administrator  
Solebury Township