

HISTORICAL ARCHITECTURAL REVIEW BOARD
07DECEMBER 2020 VIRTUAL MEETING MINUTES

In attendance was Larry Peseski (Chair), Scott Minnucci (Vice Chair), Nancy Ruddle, Buz Teacher, Marnie Newman, Steve Young, CL Lindsay, Zachary Zubris (Zoning Officer), Noel Barrett (Liaison) and Christine Terranova (HARB Administrator).

Guest: Doug Shaw, Solebury Township EAC Member

I. Call to Order

Chair Peseski called the meeting to order at 6:04 p.m. and noted that H.A.R.B. did have a quorum.

II. Approval of Minutes - November 2nd, 2020

Upon a Motion by Marnie Newman, seconded by Nancy Ruddle, H.A.R.B. agreed to approve the minutes of November 2nd, 2020 with a correction.

III. New Business

A. Action on Molly Schreiner and Jonathan Cohl
6212 Saw Mill Road, New Hope, PA
(Carversville Historic District)
HARB Plan Number 2020-03-B (Continuance)

Ms. Molly Schreiner and Mr. Jonathan Cohl were present on behalf of the application.

Ms. Newman stated that the rear fencing was recommended for approval at the November HARB meeting, and HARB is now reviewing to recommend approval for fencing for the front portion of the property. The applicant is proposing to install a shadowbox fencing style that would extend from the side of the house and garage to meet the previously recommended deer fence that will be installed on the side and back property lines. Ms. Newman felt this to be a good compromise.

Mr. Young agreed with the proposed fencing and stated that it does not obscure any building and aligns with the back of the house.

Mrs. Ruddle also agreed with the proposed fencing and thanked the applicant for working with HARB on an alternative proposal.

Mr. Teacher also agreed with the proposed fencing.

Chair Peseski voiced concerns that the proposed style of fencing does not follow what is recommended in the Design Guidelines as a "see through" style of fencing.

Upon a Motion by Marnie Newman, seconded by Steve Young, the Solebury Township Historical Architectural Review Board agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-002-091 to install shadowbox fencing to the left of the house and the right of the garage per the submitted email dated November 9, 2020; and, recommend approval of the proposed hardware that was submitted in the original HARB application dated September 8, 2020.

Larry Peseski - Opposed due to the proposed fencing style does not meet the Design Guidelines recommendation -

Scott Minnucci - In favor

Marnie Newman - In favor

Nancy Ruddle - In favor

Buz Teacher - In favor

Steve Young - In favor

C L Lindsay - In favor

Motion Carried

- B. Action on Pedro Reyes
3733 Aquetong Road, Carversville, PA
(Carversville Historic District)
HARB Plan Number 2020-11-G

Mr. Pedro Reyes and Mr. John Gazzele were present on behalf of the application.

Mr. Reyes thanked the Board for expediting the application in order for them to replace their roof as soon as possible.

Upon a Motion by Larry Peseski, seconded by Steve Young, the Solebury Township Historical Architectural Review Board agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-004-034 to replace the existing shingles with Timberlane asphalt shingles per the details in the application.

- C. Action on Carversville Inn Land Company LLC
6205 Fleecydale Road, Carversville, PA
(Carversville Historic District)
HARB Plan Number 2020-11-F

Mr. Milan Lint, Mr. Mitch Berlin, Mr. Eric Nogami and Mr. Patrick Pastella were present on behalf of the application.

Chair Peseski made a statement for the benefit of residents to understand what the HARB committee is and to understand how HARB will approach this review.

Chair Peseski stated that HARB has received numerous responses concerning the project but due to the volume of the responses, HARB will be unable to respond at the meeting on these comments Individually. All comments that have been received either before or during the meeting will be attached and made a part of these minutes. ..

A summary of the public commentary thus far is as follows:

1. There is an overall general consensus and approval of the Inn being renovated, restored and reopened.
2. Concern about the actual details. regarding windows, doors, expansion, replacement and restoration of windows, etc.
3. General concerns about the size of the building with the proposed addition
4. Concern about traffic and noise problems and the problematic septic system
5. Concern a b o u t demolition or elimination of historic components of the interior
6. Resistance to the plan for handicap accessibility has been noted and the negative consequences of altering the historic path to get to the building to address ADA compliance issues
7. There is an equal number and more of letters offering full support for the Inn's revitalization plan as proposed.

Chair Peseski added that there is much misunderstanding about the project throughout the community.

Chair Peseski asked if any HARB member felt the need to recuse himself or herself from the review. With no response, Chair Peseski continued the meeting with a full board.

Mr. Berlin reviewed what his and Mr. Lint's vision will be for the future of the Carversville Inn. Mr. Berlin/Mr. Lint mentioned the following issues to be reviewed with the project:

- ADA compliant requirements/elevator installed
- Ten individual rooms rather than four existing apartments
- Expansion of the Inn - currently 54' long and proposing it to be 80' long
- Widening the front door and hallways- needed for ADA compliance
- Dining room can accommodate a maximum of 65 people

- Relocating mechanicals from the basement
- Returning the first-floor porch to one level and using bluestone to be consistent with existing stone
- No full demolition of other existing buildings
- There will be no replacement of the original windows unless there is an issue
- There will be additional AC units
- Possibly eliminating one parking space for a handicap space
- Proposing an 18% addition on the building footprint

Mr. Pastella made a brief statement to introduce himself and his company. He reviewed the proposed project with his plan presentation which is attached and made a part of these minutes.

The following are points that were mentioned concerning the project:

- Trees will be retained on the property
- Back building that sustained a previous fire was an ice house in the past, currently an existing cottage
- Side wall, facing the alleyway; has a prep-coat and never had a finished coat applied to the exterior
- Viewing the front of the Inn, the pillars are peeling in paint and rotted in certain areas
- Propose replacement of the brick patio with bluestone
- Second floor colonnade overhang porch columns in need of repair
- Outside wooden staircase will be removed
- Porch railings are not code compliant
- Brick step on front patio will be removed
- **Windows will remain and appear functional**
- If new windows needed, they are to match the existing
- Railing to be repaired in kind and appropriately installed to code
- Kitchen space to be moved into another area of the project
- Plan to create a garden landscaping on the Fleecydale Road side of the structure
- Exposed stone on the front of the Inn will be re-pointed
- New and improved roof and gutter system
- Elevator is necessary for building and to be code compliant
- New windows on the addition to match existing

Ms. Newman questioned the widening of the doorway and felt it was not clear on the plan; please clarify what is being done with the doors.

Mr. Pastella stated that the door needs to be widen to be code compliant, but ever so slightly is the alteration to meet compliance.

Ms. Newman questioned if the existing ice house and shed were being demolished.

Mr. Pastella stated that the square footage of the ice house will need to be demolished in order to build the new kitchen space and would like to retain the historic stone walls with the rebuilt structure.

Ms. Newman felt that the ice house is a historical piece that should not be demolished.

Mr. Pastella proposed to repurpose the stone from the walls of the cottage into the high walls proposed for the enclosed patio of the rear courtyard.

Mrs. Ruddle questioned how many original walls remain that can be repurposed.

Mr. Nogami stated that there are three original stone walls from the ice house.

Mr. Nogami stated that there will be updated construction plans to add clarification of the proposed project.

There was a brief discussion on the repointing of the exposed stone on the building.

There was a brief discussion on the existing columns and the newly proposed columns and how they will be spaced for consistency.

Mr. Pastella stated that all stucco repair will be done as needed.

Ms. Newman noted that the proposed addition should be reviewed with the HARB Design Guidelines (Page 54 and 58) when considering the size of the addition.

Mrs. Ruddle stated zoning requirements might require certain changes to the building that are not necessarily in sync with the residential guidelines.

There was a brief discussion on the purpose of having a third floor to the addition which involves the fire escape, elevator to meet ADA compliance and building codes and placement of the necessary mechanicals.

Mrs. Ruddle asked if it is possible to move the current and future mechanicals to the northern end of the building?

Mr. Pastella stated that mechanical units are of the highest quality and the quietest possible. The current existing units are 62.3 decibels. Paint colors used on the fencing around the mechanicals will match the existing stucco.

It was noted that Ms. Newman would like to see more information on the two proposed doors on the side of the building.

Mr. Pastella stated that the two doors will remain as they appear.

Mr. Eogami added his explanation on the two doors on the Fleecydale Road side of the structure.

Chair Peseski confirmed with the HARB Administrator the recorded minutes will be clarifying the smaller proposals on the structure and may be used in the Motion.

Mr. Minnucci clarified that the applicant will be resubmitting revised plans that should include all the mentioned changes to have a finalized Motion,

Mr. Lindsay stated that he was "good" with the proposal with no further comments.

Mr. Young stated that the guidelines for additions apply more to residential and not commercial and hoping HARB can have a little more flexibility with the application.

Mr. Kurt Leasure, a resident of Carversville voiced concerns about the Appearance of the structure once completed as having a huge impact on the surrounding neighbors of the Inn. He also voiced concerns of the demolition of the ice house, a historic building, and felt it would be setting a dangerous precedence.

Chair Peseski asked if the property owner will install a generator(s) on the property.

Mr. Pastella stated that he could not answer that question at this time.

Ms. Newman presented an old photograph of the Inn showing the ice house in the distance (not very clear), the date of the photograph could not be determined.

Mr. Garrett McKessick, a former resident of Carversville and now a current resident of Carversville, expressed his support of the proposed project.

Mr. David Linehan, a resident of Carversville, thanked the new owners for taking on this project feeling they would be giving new life to the community and expressed support by thanking everyone involved with the project.

Mr. Lint stated that he is making the project a successful venture for them as well as the Carversville community.

Mr. Berlin stated their goal is to restore the Inn in hopes to have a bar/restaurant and room accommodations as a meeting place for local residents and visiting out-of-towners.

Chair Peseski stated he is in support of the proposed project but concerned on the undertaking of the investment of the Inn, and the continued future success of the Inn.

Chair Peseski suggested to the applicants to continue the current HARB application in order to prevent the applicants from reapplying for a new HARB application every time an update, revision or amendment needs to be added.

Mr. Lint and Mr. Berlin agreed for a continuance of the application.

Mr. Ryan Steele, a resident of Carversville; suggested to make the square into a green space to accommodate more parking.

There was a brief discussion concerning a green space proposal and that it would need further research to consider it a possibility.

Mr. Lint stated once approvals are in place, he is hoping that the project would be completed within a nine to twelve-month period.

Mr. Gazzale, a new resident of Carversville, questioned the creation of the restaurant and its menu.

Mr. Berlin hoped that the restaurant would be accommodating to residents to enjoy the menu every day of the week and not being overpriced to turn people away.

Mr. Ryan Viehweger, a resident of Carversville, questioned if there was a plan to address the parking of vehicles at the Inn/restaurant and would there be offsite parking.

Mr. Lint stated that there is a possibility of doing offsite parking with a shuttle service.

Upon a Motion by Larry Peseski, seconded by Scott Munnicci, the Solebury Township Historical Architectural Review Board unanimously agreed to recommend the continuance of HARB Application #2020-11-F in order to address future reviews of changes or modifications of the plan as presented.

IV. Presentation by Environmental Advisory Council member, Doug Shaw, on Sustainability

Mr. Shaw gave a brief summary of what the Solebury Township Environmental Advisory Council is doing in reviewing the Township's rules and regulations concerning sustainability goals. In reviewing the HARB Design Guidelines, it was felt that replacement windows and solar shingles may be something that HARB should look at closer concerning sustainability.

Ms. Newman was agreeable with the proposal to reduce the use of paper; in agreement with the solar shingles proposal but not ii). agreement with the replacement window recommendation and not to change the language.

Mr. Shaw stated that the proposal is to change one sentence to justify replacement of windows for use if the repair and retrofitting is not feasible.

Mr. Young called out the use of the window survey that would support whether a window, in the historic district, may or may not need to be completely replaced.

HARB members (CL Lindsay, Buz Teacher, Marnie Newman, Nancy Ruddle, Steve Young, Larry Peseski and Scott Minnucci) unanimously agreed to keep the current language "as is" at this time and not ready to make any changes.

V. Chairman's Topics

A. Guidelines discussion – Postponed until next meeting

B. Volunteer to attend the next Board of Supervisors meeting on January 19, 2021

Chair Peseski will be virtually attending the Board of Supervisors meeting on January 19, 2021.

VI. Public Comment – None

VII. Adjournment

Chair Peseski motioned to adjourn the H.A.R.B. virtual meeting at 9:30 p.m.

Respectfully submitted,
Christine E. Terranova
H.A.R.B. Administrator
Solebury Township

Christine Terranova

From: Catherine Cataldi
Sent: Tuesday, December 8, 2020 8:33 AM
To: Jean Weiss; Christine Terranova
Subject: FW: Form submission from: Meeting Comments

Good morning,

Dr. Kenneth Wiseman has informed me that he is now in favor of the project after listening to the architects presentation last night at the HARB meeting. He would like to remove his original comments.

Best regards,

Catherine Cataldi
Township Secretary/
Administrative Assistant
Solebury Township
3092 Sugas Road, PO Box 139
Solebury, PA 18963
Phone: 215-297-5656, Fax: 215-297-8402
Email: ccataldi@Soleburytp.org

This message is intended only for the use by the above named individual(s) and contains information that may be confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or his or her agent, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify Catherine Cataldi at ccataldi@Soleburytp.org or call (215) 297-5656 immediately. Please delete all copies of this message.

Let me preface this by saying that I support an effort to rehabilitate the Inn. The building is clearly in need of an infusion of energy and capital. And the idea of reestablishing an inn is clearly a compatible use.

That said, as a member of the community with a masters degree in historic preservation who works for an architecture firm that specializes in historic preservation, I feel compelled to speak out about the proposed rehabilitation. The proposed work is extremely disrespectful to the historic resource. It is a complete gut job of arguably the most culturally significant historic resource in Carversville. It even includes gutting of the boxed-winder stair next to the large fireplace in the rear dining room, a gain of only several square feet at the expense of a very important historic feature. I understand that HARB has no purview over work proposed at the interior, but given the extent of the changes, the historic significance of the building and its prominence in the village, scrutiny of the exterior work is that much more important.

In short, while the proposed use is compatible with the historic building, the scale of that use is not. Not only in considering the impact on the existing building, but also the scale of the addition.

In addition to the extent of the rehabilitation, the proposed plan includes the demolition of an outbuilding that predates 1885. Of course, the builder might claim they are not demolishing it because they are saving two exterior walls, but this is a demolition. While this outbuilding – not actually attached to the inn – and possibly the smaller section attached to it, might not be architecturally significant, I believe that allowing their demolition sets an alarming precedent in the historic district. If the building doesn't fit with your program, you can remove it.

In addition to the above general comments, on Wednesday, December 12th I spent about an hour at the township building reviewing the proposed drawings. There are several things about the drawings that are either unclear or intentionally vague.

1. On the demolition drawings all the exterior doors are shown to be demolished and GENERAL DEMOLITION NOTE -D3 (which is in fact not a general note, but a very specific note) calls to "REMOVE EXISTING DOOR, FRAME AND HARDWARE IN THEIR ENTIRETY." Since this note is not keyed to any specific doors, as a general note, one must assume it applies to all doors. At the same time the demolition drawings call to demolish all the doors, the elevations and door schedule call to restore all the existing exterior doors. This is a significant contradiction.
2. On the plans and elevations the extent of the new building should be clearly delineated. For instance, on Sheet A4.1, a note about replacing the existing roof points to a section of roof that is in fact part of the new addition. The drawings tend to blur the line between what is new and what is existing.
3. Also notable, although they end up being interior walls following construction of the proposed addition, the project does include demolition of exterior walls at the rear of the building at the second and third floors above the existing kitchen.
4. In general, I don't believe the information on these drawings clearly describes the scope of the work and in some cases it is simply contradictory.

I understand that many in the community are excited about the prospect of a new and improved Inn, and grateful that somebody is willing and able to take on such a complicated and daunting project. I was myself, but after carefully considering the costs to the historic resource I feel compelled to raise these doubts. I would stress to you and the other HARB members to consider very carefully the magnitude of the potential impacts of the project on the historic district.

Sincerely,

Kurt Leasure

Christine Terranova

From: cmsmailer@civicplus.com on behalf of Howard Barsky via Solebury PA
<cmsmailer@civicplus.com>
Sent: Monday, December 7, 2020 1:29 PM
To: Christine Terranova
Subject: Form submission from: Meeting Comments

Submitted on Monday, December 7, 2020 - 1:28pm Submitted by anonymous user: 2601:44:0:e97:1ce6:cdcc:606c:bc2d
Submitted values are:

Name: Howard Barsky
Email Address: hbarskydmd@comcast.net
Phone Number: 2673372815
==Address==
Street: 6204 Carversville Rd, P.O. Box 6
City: Carversville
State: Pennsylvania

Committee, Board or Council: Historic Architectural Review Board Agenda Item: C (Carversville Inn)

Comment:

To the Members of the Historic Architectural Review Board:

I have been a Board member of the Historic Carversville Society for over 20 years and have always taken pride in the Village and its interest and ability to preserve the small feel of the eighteenth century farming village. The centerpiece of our small village is the Inn, which exemplifies the small town feel. I bought a key building in the Village, right next to the Inn, feeling that the town would always protect the integrity of its architectural history. Today that integrity is threatened by the possibility of an addition that would add a significant volume to the building. The size of the expansion of the footprint gives little clue to the effect the addition would have. Much of the addition is three stories whereas the original is one story. Along the south face of the building, for instance, the addition would expand the three story section from 29 feet to over 80 feet in length.

There would be 21 windows as opposed to the existing six. (See plans, page A 4.2). Also please see the attached photos. This degree of change would be obvious from above (Wismer Rd.) as well as from the Square and Fleecydale Road, and would be out of scale, dominating the small Village that many of us have worked so hard to protect. It would be a shame for us to allow this to happen, all in the interest of "business".

Sincerely,

Howard J. Barsky, DMD

The results of this submission may be viewed at:
<https://www.soleburytpw.org/node/16716/submission/4146>

Christine Terranova

From: cmsmailer@civicplus.com on behalf of Ryan Viehweger via Solebury PA
<cmsmailer@civicplus.com>
Sent: Monday, December 7, 2020 1:20 PM
To: Christine Terranova
Subject: Form submission from: Meeting Comments

Submitted on Monday, December 7, 2020 - 1:20pm Submitted by anonymous user:
2601:44:202:73a0:5d27:b3bd:cc26:939b
Submitted values are:

Name: Ryan Viehweger
Email Address: ryanviehweger@gmail.com
Phone Number: 2676845097
==Address==
Street: 3776 Aquetong Rd.
City: Carversville
State: Pennsylvania

Committee, Board or Council: Historic Architectural Review Board Agenda Item: Action on Carversville Inn Land Company LLC
Comment:

We wish to have the following read aloud by the chairman to express our concerns regarding the renovation of the Inn:

The applicant is unclear about intent to restore or replace windows, shutters, and doors. According to the "Solebury Design Guidelines" guide presented by HARB, "the number, location, size, and glazing patterns of historic windows should be preserved by means of repair and restoration."

There is no rotting on windows, shutters, or any doors, in which "the severity of window deterioration dictates replacement." The application is also vague, and inconspicuously shows photos of a painted stucco wall with a black window on page 22, possibly implying intent to do this on the Inn.

This is not historically accurate.

The applicant also wants to change the original bricks that wrap around the building porch and add a ramp along front. This should be done without compromise to historic materials.

5.2 Accessibility in Historic Buildings ... Building accessibility for individuals with disabilities should be achieved without compromise to historic materials or to character-defining features of a historic building or site. A ramp or vertical access lift should not be placed on the front or prominent side façade of a historic building where it can be avoided. If the only feasible placement of a ramp or lift is on a front façade, efforts should be made to minimize its visual impact on the façade.

There is proposed demolition to the back cottage of the Inn. An addition is planned as being three stories high, the full width of the original building, and basically serving as a direct extension to the existing main building.

This proposed addition directly contrasts with additions deemed appropriate by HARB. The "Solebury Design Guidelines" presented by HARB states the following:

6.1.2 Relationship of Additions to Historic Buildings: A proposed addition to a building in the Historic District should be subordinate to the principal façade and mass of the historic building. The subordinate appearance

of an addition can be achieved through its setback massing, width, and detail. The width of an addition should generally not exceed two-thirds the width of the principal historic structure.

All considered, this application is too vague and contradicts many HARB statutes, so it should not receive a certificate of appropriateness.

According to HARB's own guidelines, there are several changes that must occur before this can be considered appropriate; we are asking HARB members to vote to defend your statutes. Please recommend changes that the applicant can make, to come back next month with a plan that aligns with a historic district.

The results of this submission may be viewed at:

<https://www.soleburytp.org/node/16716/submission/4141>

Christine Terranova

From: cmsmailer@civicplus.com on behalf of jay wholley via Solebury PA
<cmsmailer@civicplus.com>
Sent: Monday, December 7, 2020 3:06 PM
To: Christine Terranova
Subject: Form submission from: Meeting Comments

Submitted on Monday, December 7, 2020 - 3:05pm Submitted by anonymous user: 108.52.173.57 Submitted values are:

Name: jay wholley
Email Address: jaywholley@comcast.net
Phone Number: 9144193111
==Address==
Street: 6338 old carversville rd
City: carversville
State: Pennsylvania

Committee, Board or Council: Historic Architectural Review Board Agenda Item: plans for the Carversville, Inn
Comment:

From: jwholley
Subject: Fwd: hard #2
Date: December 7, 2020 at 2:54:00 PM EST
To: Home moginie

Everybody with whom I have spoken to here in the community is eager to have the Carversville Inn open again, as am I. However before I get to aesthetics and other preservationist issues there are several things that should be addressed that have not been in this application. The first major problem that the former owners always had was that the septic system had to be emptied every week. The denizens of Carversville were thus treated to watch and smell a large container truck emptying the tank of the septic system as we were getting our mail.. As you know the Inn and the septic are in, and part of, a very fragile ecological system on the edge of the Pannicussing (a major tributary that feeds into the Delaware River). When the Pannicussing floods I and many others have had some scary olfactory sensations occur, as everything from sculpture to large metal containers to human waste float by. I'm interested in how and where the new larger system will go to successfully serve the needs of the Inn's current iteration let alone any expansion to the proposed 10 rooms.

The second problem is parking. There has never been enough parking for the Inn as it is let alone with an addition. This proposed expansion by the new owners fails to take into consideration that in essence they are putting up an extended border wall in the face of the building next door. The owner of that building will lose light but gain sound and smell from his new audio and visual aesthetic of eight new air conditioners. The three houses going up Wismer will also suffer these audio, visual, and olfactory issues from any expansion.

The owner of the building next door (Dr. Howard Barsky) might look carefully at the setback for the Inn that appears to be 3 feet into the Inn. He also might not let people drive on the 2/3rds of the road that he owns that runs between his building and the Inn. He also owns several parking spaces in front and to the left of the Inn that might not be available for parking.

Assuming no unpleasantness I would still want to know where the parking will be? In the past the order of filling parking spaces was first; the 5 in front of the Inn were filled, then the Barsky spaces, and then the spaces in front of the store, (the Stern spaces) and finally the spaces behind the Inn.

So, of the order that spaces tended to be filled, two of the first three areas to filled first were owned by somebody other than the owners of the Inn. This requires a cooperative situation which I have every reason to believe would not occur if this expansion took place. However it similarly might continue as it was in the past if, as most preservationists that I've spoken to agree- it should be preserved in its current state with a face lift on the outside. The Carversville Inn is an iconic building that appears as a symbol of the history of Carversville. If this were done would save the owners lots of money, keep the peace, and preserve an important piece of history. (Perhaps the new owners were proposing the expansion as a tongue-in-check way to reference the 19th century use of the Inn as a brothel).

There are a number of things in the plans that specify other important issues that should be clarified before moving on- underground utilities and core samples should be taken by environmental engineers to identify any toxins or other hazardous substances present in the earth. Easements, restrictions, and covenants should be known and not left solely up to the discretion of the builder at a later date. It seems to me that the applicants are looking for a quick conditional approval with a lot of loup holes that the committee should close.

The expansion certainly deserves a hearing on the merits of the proposal. The reasons listed above are some of the reasons I am against an expansion. Below are the thoughts of some people whom I talked to in the community..

- 1) The drawings are not entirely clear (lack terminology) in terms of what is an Existing Condition, and what is Proposed. People who do not normally read construction documents may not necessarily understand the impact this project may have.
- 2) The drawings are slightly inaccurate when it comes to defining the building that is the INN, and the little COTTAGE to the northwest (back by the parking area) of the INN, These two buildings are not connected. They are not connected internally, nor do they share a basement. The plans imply that the INN structure and the COTTAGE are one entity. They are not
- 3) The demo plan for the second floor shows demo for the second floor of the INN as well as the COTTAGE - although there is no second floor for the cottage.
- 4) The existing INN is designed with 5 "bays" - between 6 columns. The new extension shows an addition of 2 more bays PLUS one single story addition popping off the back. The exterior elevations of that new long Fleecydale Road side shows "New Columns to Match Existing Columns" but in reality, at the ground floor, they would be pilasters on the first floor, It would not look the same as the original part of the building which some might not understand it would only mimic the existing columns. From the second floor continuing to the to the roof line they would become columns. I don't think most people would pick up on this detail.
- 6.) Additionally,, this whole more than 3 bay + addition is a New exterior open air deck/lounge area is shown with two dining tables and lounge furniture as shown on the second floor plan view. The furniture is only ghosted in so people might not fully realize what the impact of this new outdoor entertaining zone might have. Noise? Lighting?
- 7.) Small detail, but it looks like the front porch has been extended - to sit in front of (proud of) the existing 5 columns. This pop out is not shown in his sections of the building.

Our community passes by the Inn on a daily basis: by car, bicycle, on foot walking or jogging. People from other communities even park at the Inn and enjoy the walk down Fleecydale or Old Carversville Rd. Everyone enjoys this iconic village for what it is. One must stop and think how extending the Inn as shown in the preliminary plans will alter the

experience. Extending the Fleecydale facing side of the Inn will have the building looming over us and destroying the natural beauty we all know and love.

The results of this submission may be viewed at:
<https://www.soleburytwp.org/node/16716/submission/4161>

Christine Terranova

From: cmsmailer@civicplus.com on behalf of Susan Hollander Whitman, President, Historic Carversville Society via Solebury PA <cmsmailer@civicplus.com>
Sent: Monday, December 7, 2020 8:32 AM
To: Christine Terranova
Subject: Form submission from: Meeting Comments

Submitted on Monday, December 7, 2020 - 8:32am Submitted by anonymous user: 73.13.74.19 Submitted values are:

Name: Susan Hollander Whitman, President, Historic Carversville Society Email Address: slhw1117@yahoo.com Phone Number: 215-262-2568

==Address==

Street: PO Box 15

City: Carversville

State: Pennsylvania

Committee, Board or Council: Historic Architectural Review Board Agenda Item: Carversville Inn

Comment:

The Historic Carversville Society is delighted that the Carversville Inn has new owners who are eager to renovate and reopen the Inn. Many of the plans are truly, exciting. It has been awfully quiet in the square since the pandemic began. One of the objectives of HCS is "to encourage interest in and preserve the historic character and landmarks of Carversville". To that end, many of us on the Board are concerned with the impact the size and scale of this renovation could have on Carversville. The size of the building seems overwhelming for the space and we worry the character of our village and historic beauty of the square will be lost.

All of us on the board live in the historic district and many of us are close enough neighbors to see and hear the goings on at the Inn. The traffic, noise and parking are other concerns that have been raised.

We hope that a compromise agreement can be worked out so that we can all be pleased and happy with the new Inn, and that it does not detrimentally affect the history, beauty and quaintness that lured us to live in this village.

Thank you.

Susan Hollander Whitman, President, Historic Carversville Society

The results of this submission may be viewed at:

<https://www.soleburytpw.org/node/16716/submission/4131>

Christine Terranova

From: cmsmailer@civicplus.com on behalf of Elizabeth Harness Richardson via Solebury PA <cmsmailer@civicplus.com>
Sent: Saturday, December 5, 2020 12:08 PM
To: Christine Terranova
Subject: Form submission from: Meeting Comments

Submitted on Saturday, December 5, 2020 - 12:07pm Submitted by anonymous user: 67.165.1.176 Submitted values are:

Name: Elizabeth Harness Richardson
Email Address: elizabethrharness@outlook.com Phone Number: 5854357379
==Address==
Street: 305 Joshua Ln
City: Doylestown
State: Pennsylvania

Committee, Board or Council: Historic Architectural Review Board Agenda Item: Carversville Inn Renovation Project
Comment: We are thrilled that the Carversville Inn has been purchased and that plans are underway to renovate the property. We look forward to the life it will bring back to our community following the shadow cast by the pandemic and its unfortunate aftermath. Our query is in regard to the existing veterans memorial plaque which currently hangs on the exterior of the Inn.

While this plaque may not part of the original structure, it was designed to blend with the structure. This being said, 1.) what will become of this plaque? 2.) If it is to remain as part of the building, will it be updated as it does not represent any local veterans of current operations such as Iraq, Afghanistan etc. and 3.) should it be removed from the structure, are there any plans for partnership with the Historic Society of Carversville to update it and relocate it? Thank you for your consideration of these questions.

The results of this submission may be viewed at:
<https://www.soleburytwp.org/node/16716/submission/4116>

**SOLEBURY TOWNSHIP HISTORICAL ARCHITECTURAL REVIEW BOARD VIRTUAL MEETING
6:00 P.M., MONDAY, DECEMBER 7TH, 2020**

New Business

Action on Carversville Inn Land Company LLC
6205 Fleecydale Road, Carversville, PA 18913
(Carversville Historic District)
HARB Plan Number 2020-11-F

Public Comments made utilizing the Chat feature on Zoom:

danaraeashburn: Thank you for the presentation Patrick

Michael: Mitch & Milan, we are with you and fully support your investment in our community!

Quinn Kennedy-Kelly: may I ask a question?

Mitch Berlin: Thanks Michael

Denie Premo Mathias: Hope this works out... Carversville needs these improvements and needs to move forward with your plans.... Best of luck!!!

Elizabeth Ruddle Gabrielson: I agree. If we are to continue the legacy of this special village, it needs a significant investment of infrastructure coupled with the support of patrons, both local and visitor. Just as the Inn has evolved in its design and structure over the past generations to be embraced and loved, it is now time for the next infusion and update. This change is good.

Elizabeth Ruddle Gabrielson: Thank you for taking on this exciting and meaningful project that we look forward to enjoying for years to come.

Robert Stein: We agree too!!!

davidlinehan: Martin and I are grateful for the new owners for taking on this project. It's daunting in so many ways and we are here to support you in any way we can.



ALPHA GENESIS

6205

FLEECYDALE ROAD
THE CARVERSVILLE INN

Project Management Team

Owners: Carversville Inn Land Co., LLC

Project Designer: Patrick Pastella, CEO (HIC#PA128768)
Alpha Genesis Design Build, LLC

Senior Architect: Eric Nogami, AIA, NCARB, LEED AP
Alpha Genesis Design Build, LLC

Civil Engineer: Scott P. McMackin, P.E.
Cowan Associates, Inc.

Structural Engineer: Frank C. Thompson, P.E.
Elton and Thompson, PC

Project Council: William E. Benner, Attorney
Benner and Wild

Construction Manager: Tom Jakuboski, PM (HIC#PA128768)
Alpha Genesis Design Build, LLC

The Carversville Inn (CI), an ongoing commercial establishment since 1813 provides a treasured gathering spot for residents of Solebury Township, Bucks County as well as the broader geographic area.

The CI has effectively been closed since the pandemic outbreak in March 2020, creating a social void and decreased employment and revenues for the surrounding communities.

After decades of hard work at the CI, pandemic implications coupled with the need for significant and costly structural repairs led longtime owners Will and Dennie Mathias to make the difficult decision to sell the CI and enjoy a well deserved retirement. We wish to thank the Mathais's for their years of stewardship, extraordinary work, and hosting many enjoyable evenings with friends and family.

The CI was purchased by Mitch Berlin and Milan Lint with a twenty year history in Bucks County, having completed a major home/property renovation on Burnt House Hill Road in Buckingham Township.

Mitch and Milan are currently in the process of an even more extensive renovation to a historic yet neglected 30 acre property on Saw Mill Road in Solebury Township.

Well aware of the void created by the closure of the CI, Mitch and Milan hope to reopen soon, yet the CI requires significant improvements so as to ensure it's commercial viability over the next many decades.

As the Project Designer and on behalf of the Management Team, I intend to articulate our vision for the CI and review the necessary renovations required to make that vision a reality.

THIS EVENINGS GOALS

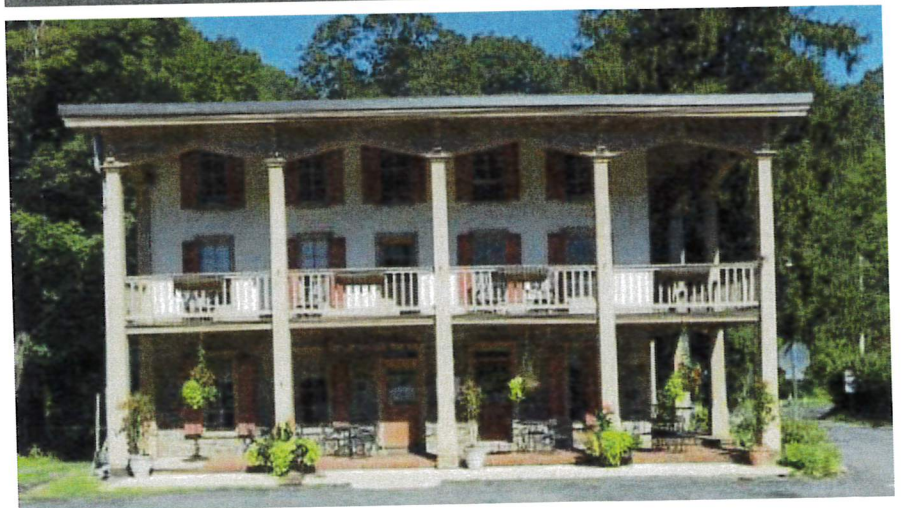
- 1) To present a completed and comprehensive exterior plan to HARB.
- 2) To demonstrate in detail the needed conditions for restoration, alteration and addition.
- 3) To conduct a productive conversation on the Historical appropriateness of the work.

Over the past two centuries the CI has operated as a successful dining establishment and bar, all contained within the building's first floor.

The CI first, second and third floors were renovated and expanded onto in the mid 1850's by the Stover Family to service the commercial needs of the Inn at the time. In more recent times former owners shifted spaces from their **original purpose** as country inn rooms to instead, four large rental apartments boasting many bedrooms. Today, the apartments are in very poor condition.

While the CI retains its charm, it is in need of significant infrastructure upgrades and aesthetic repairs.

Moreover, the long-term success of the CI is dependent on enhanced operational capabilities.



With the goal of getting the CI up and running expeditiously to the betterment of the community, the plan is to make a much needed significant investment into the property.

We will return the CI to its original and intended purpose as an authentic country inn that provides fine dining, a bar and comfortable accommodations. Accommodations to be made available to family, friends and guests who wish to visit and experience the beautiful Bucks County countryside we all call home.

All planning and work is to comply with municipal and regulatory approval processes, must be brought into compliance with health and safety codes, and present itself as appropriate to the Historic Architectural Review Board guidelines.

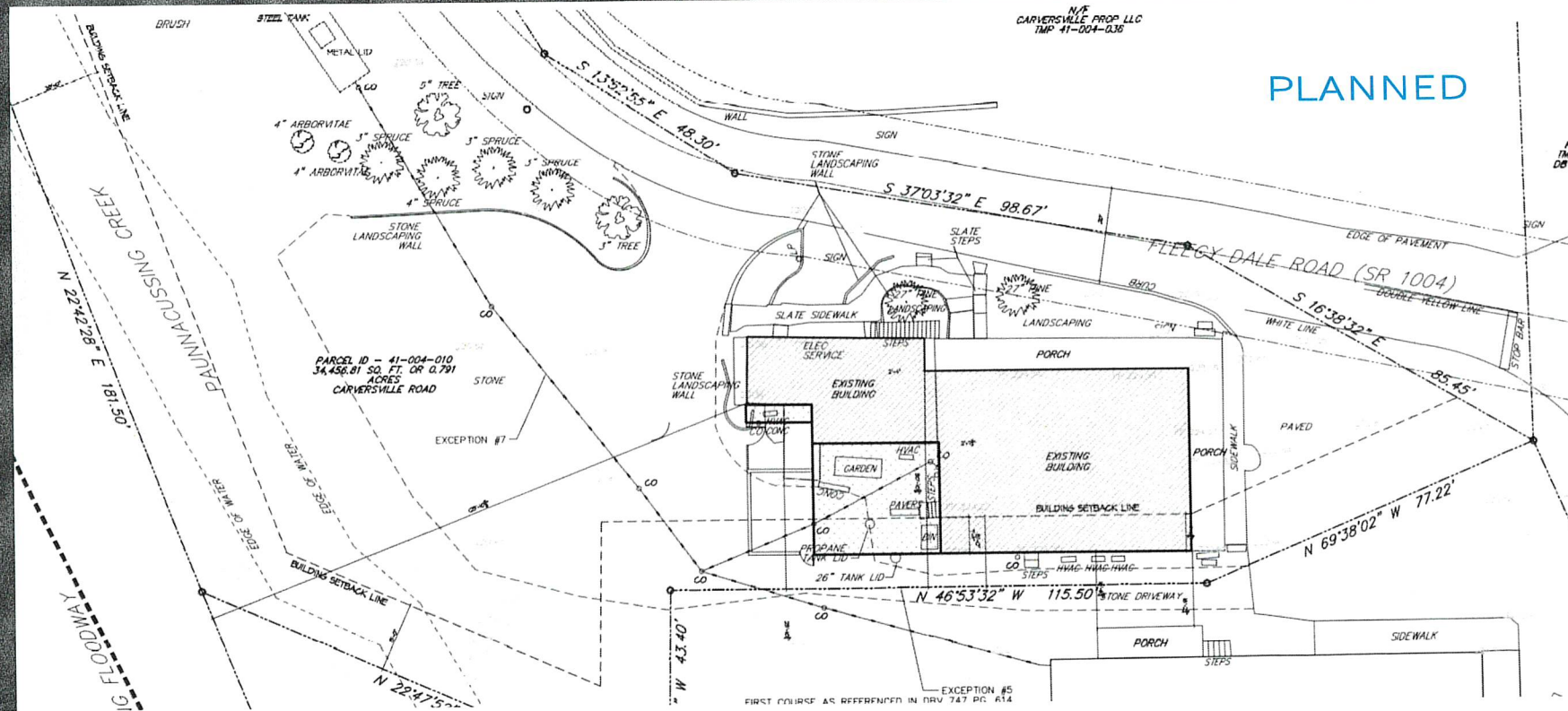
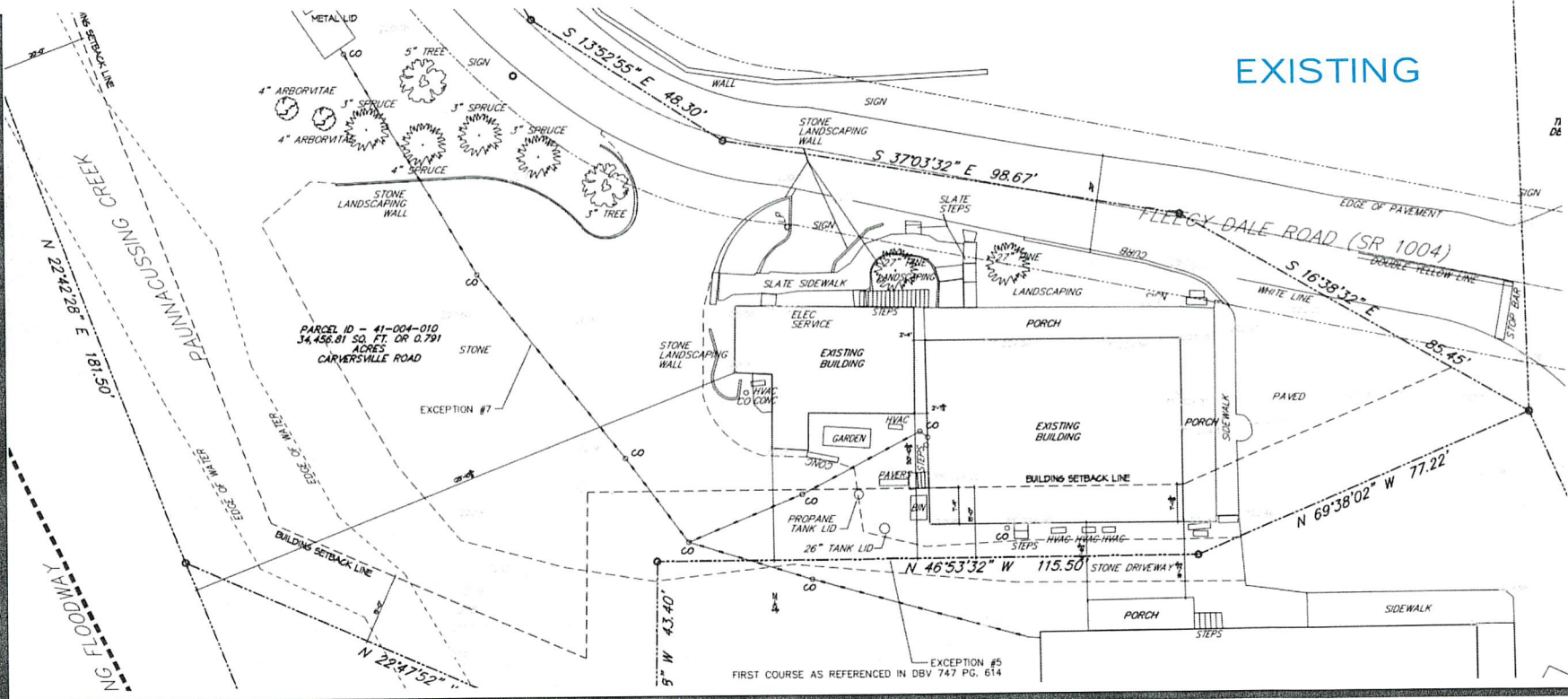
The plan will work within HARB guidelines to retain the overall historical and aesthetic appeal as we integrate certain necessities.

Context for this evenings goals:

PLAN NECESSITIES TO BE COMMERCIALY VIABLE

- 1) Provide appropriate, adequate and code complaint commercial kitchen facilities
- 2) Design and integrate the necessary facilities to make the building ADA compliant
- 3) Operate ten Inn Guest Rooms
- 4) Bring all electrical, plumbing and mechanical systems up to code via new infrastructure
- 5) Comply with current Health & Safety standards
- 6) Fully restore of the majority exterior of the building
- 7) Modestly increase the building footprint to support required ADA services, Health and Safety Code Compliance, and Necessary Mechanical Infrastructure
- 8) Integrate fire suppression systems per code
- 9) Construct a new code compliant stairwell
- 10) Construct a new ADA code compliant elevator to service all floors

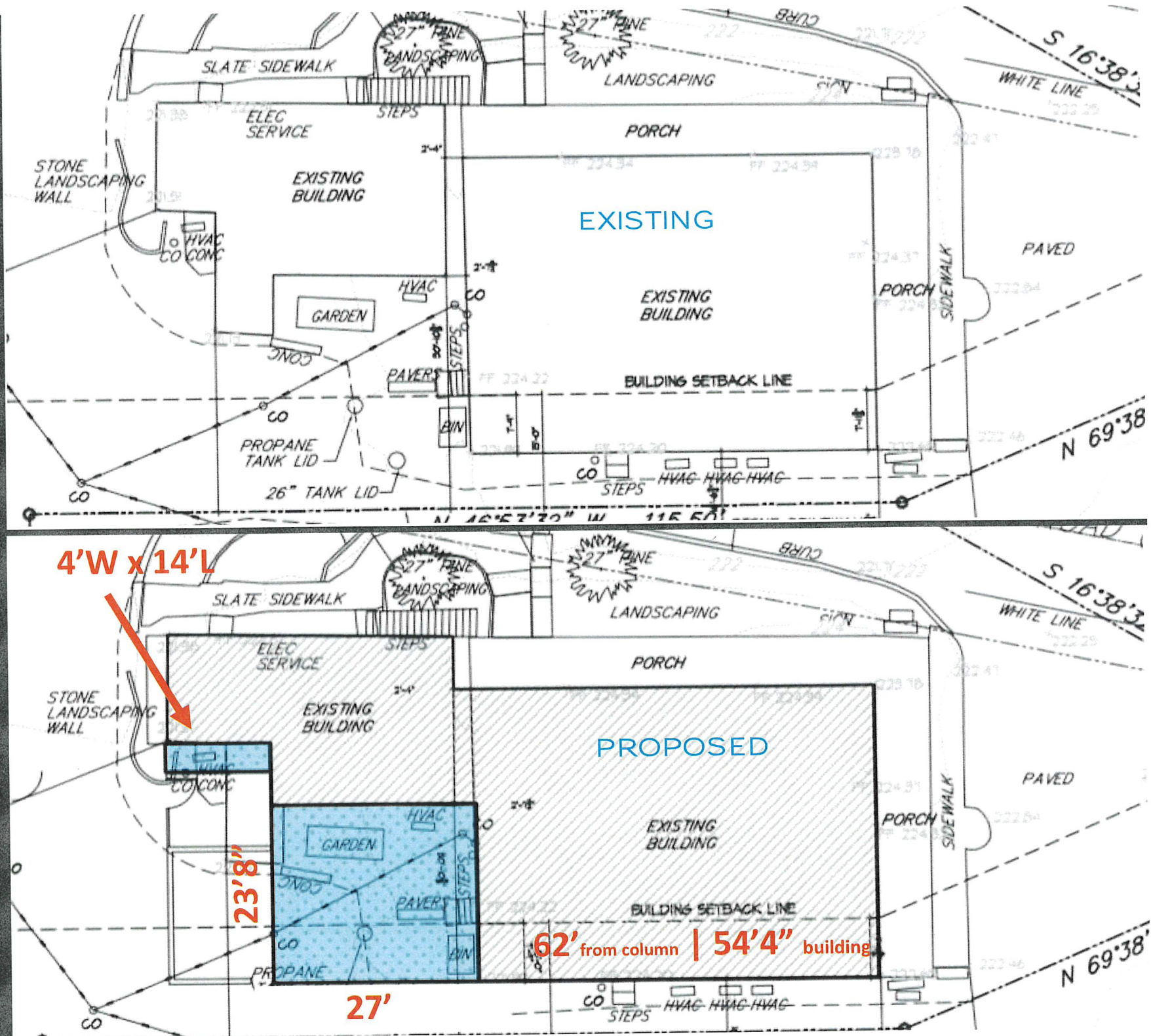
SITE OVERVIEW EXISTING--PLANNED



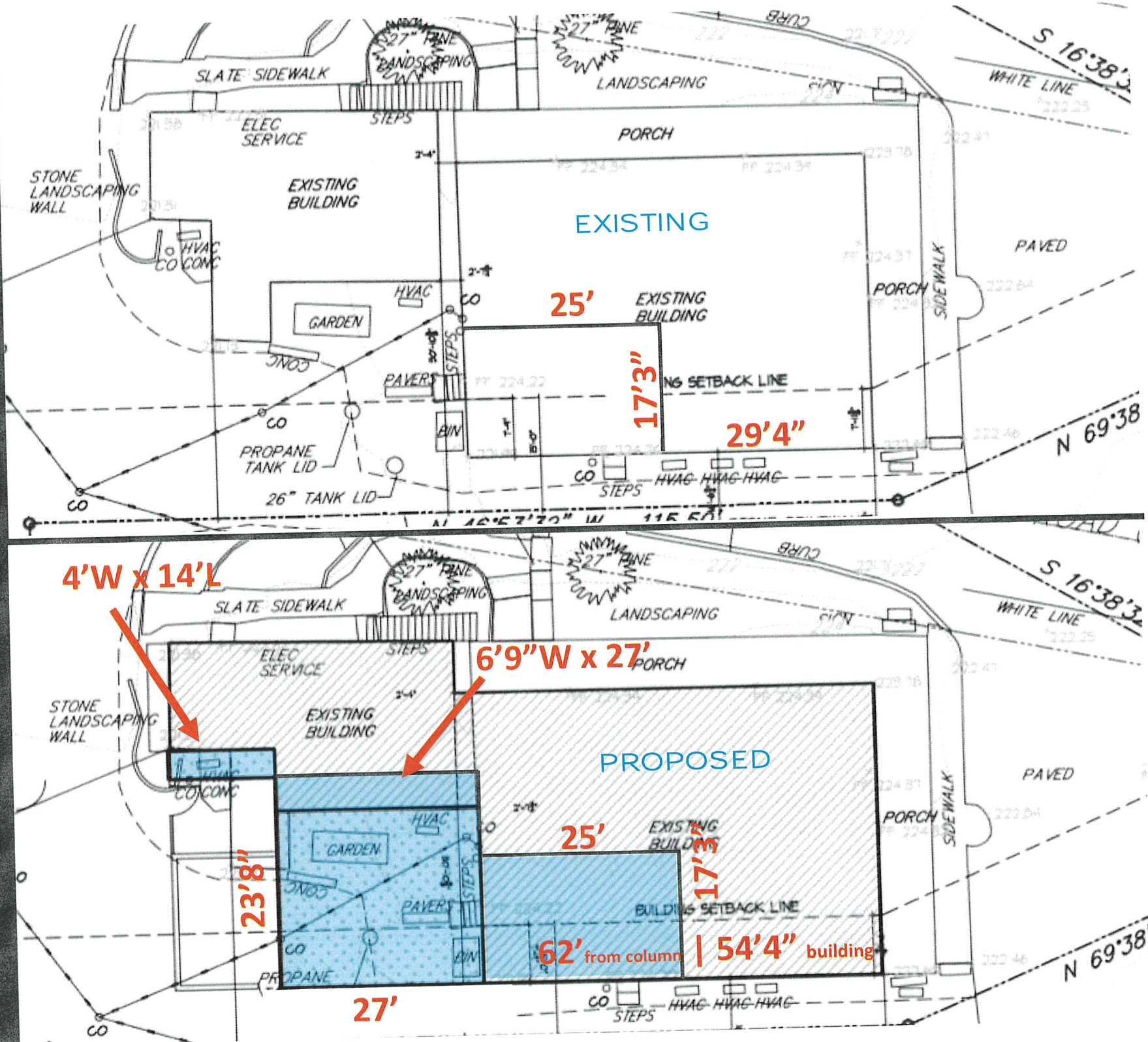
N/E CARVERSVILLE PROP. LLC
TRP 41-004-038

FIRST COURSE AS REFERENCED IN DBV 747 PG. 614

BUILDING OVERVIEW FOOTPRINT



BUILDING OVERVIEW UPPER LEVELS



The unit of measure is to be:

CGA (Construction Gross Area in SQFT) as defined by BOMA
A Building as defined by Solebury Township is, "Any structure
having a roof supported by enclosing walls or columns."

Existing CGA "Building" Footprint
3,703 SQFT

Existing CGA "Building" Total
9,657 SQFT

Planned CGA "Building" Footprint
4,354 SQFT
%17.5 Net Increase

Planned CGA "Building" Total
11,625 SQFT
%20 Net Increase

EXISTING PHOTO FRONT ELEVATION



EXISTING PHOTO SIDE EVATION



EXISTING PHOTO SIDE EVATION



EXISTING PHOTO REAR EVATION



EXISTING PHOTO REAR EVATION



EXISTING PHOTO REAR EVATION



EXISTING PHOTO ALLEY EVATION



EXISTING PHOTO ALLEY EVATION



EXISTING PHOTO ALLEY EVATION



EXISTING PHOTO FRONT VERANDA



EXISTING PHOTO ALLEY EVATION



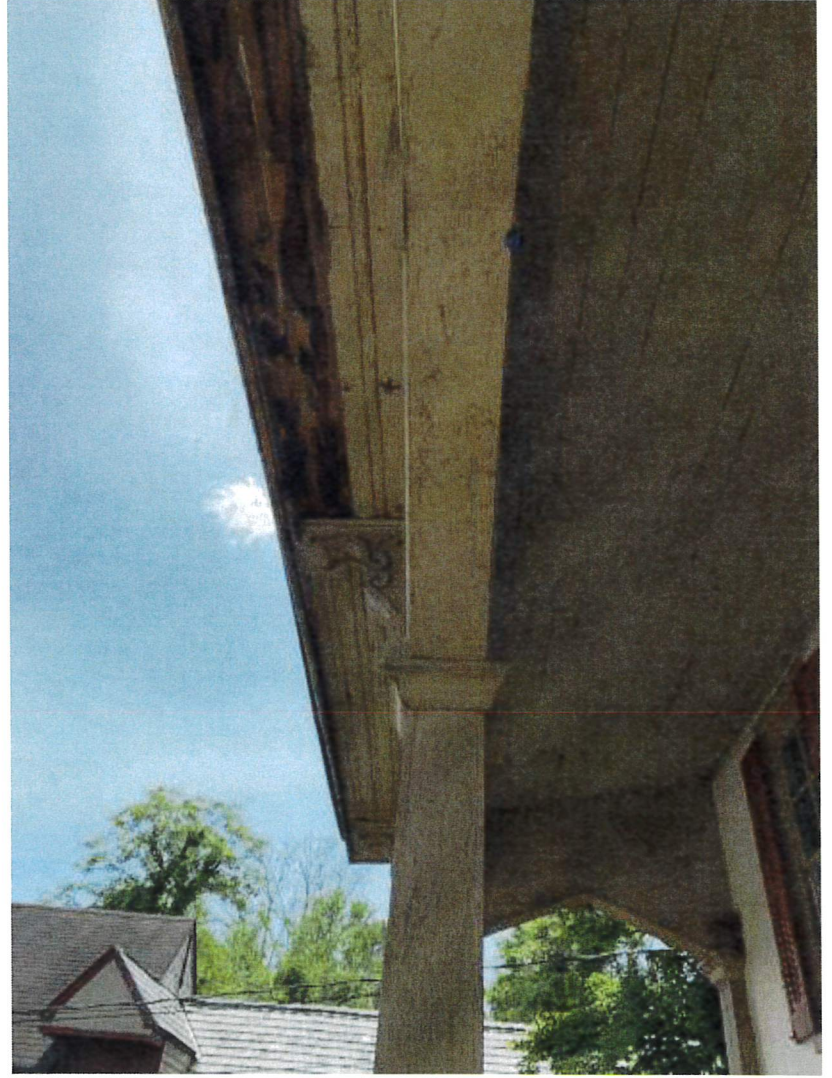
EXISTING PHOTO FRONT PORCH



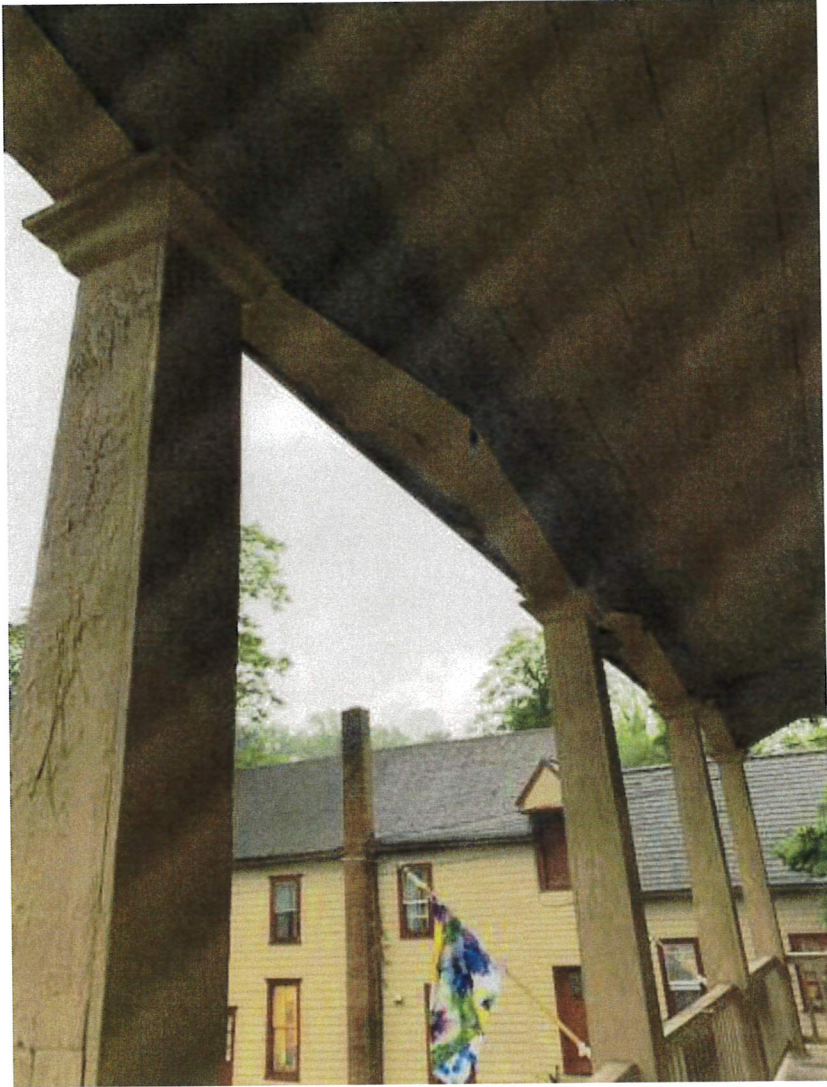
EXISTING PHOTO SIDE PORCH



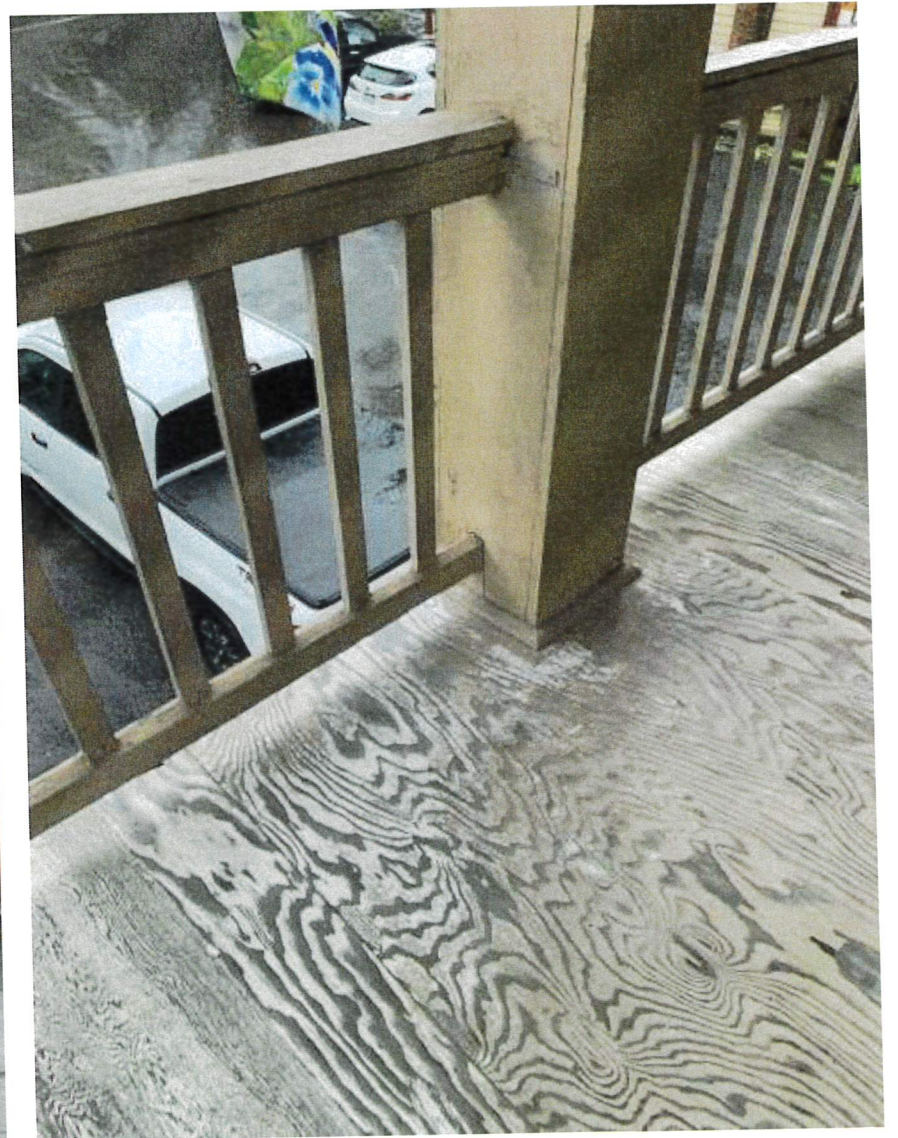
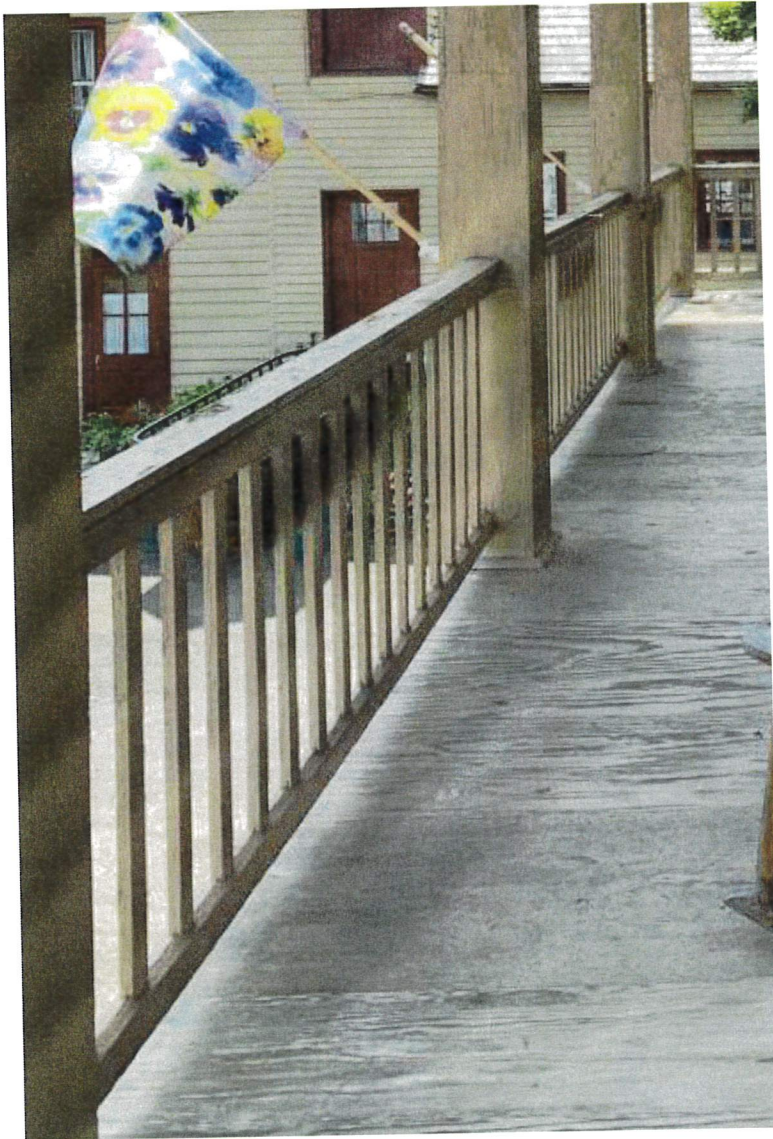
EXISTING PHOTO DETAILS



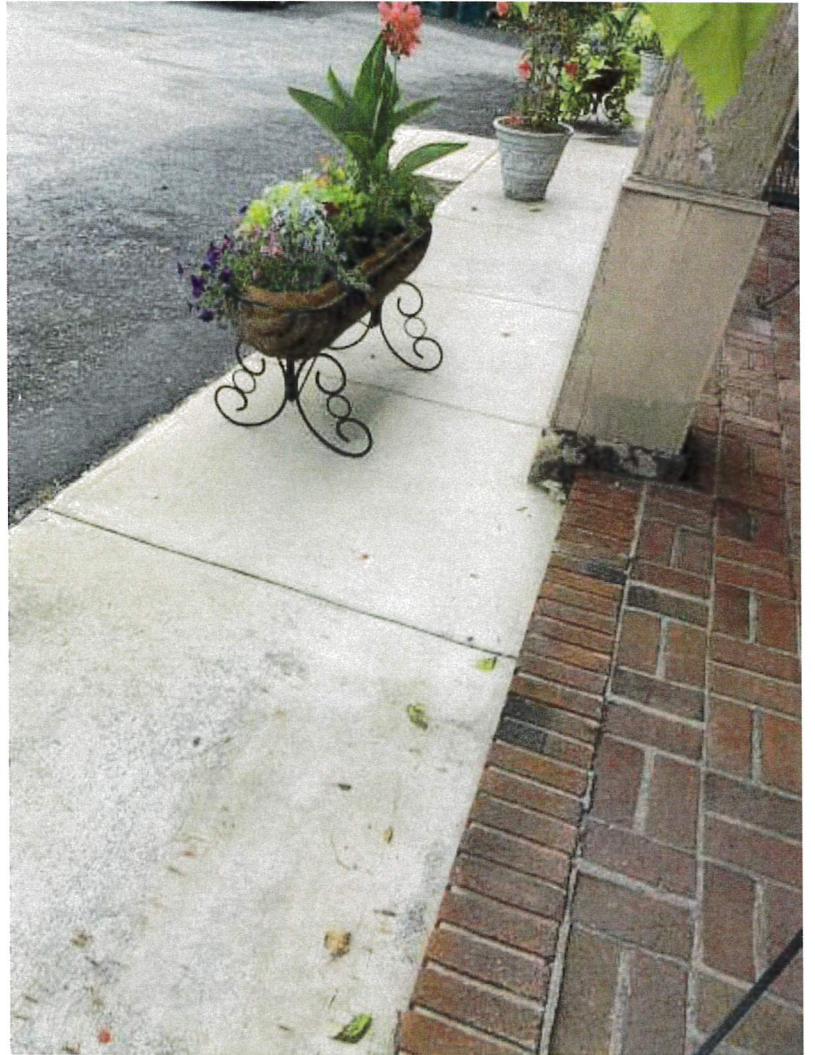
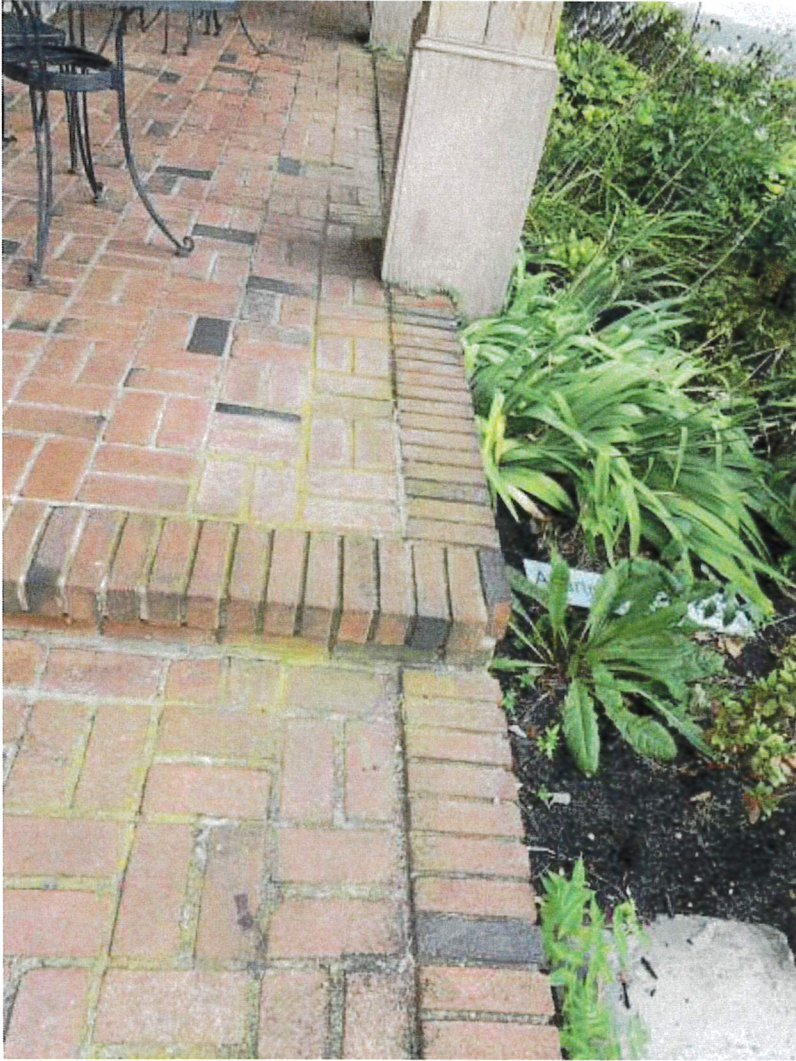
EXISTING PHOTO DETAILS



EXISTING PHOTO DETAILS



EXISTING PHOTO DETAILS



EXISTING PHOTO DETAILS



EXISTING PHOTO DETAILS



EXTERIOR FRONT ELEVATION



EXTERIOR FRONT ELEVATION



FLEECYDALE ROAD ELEVATION



FLEECYDALE ROAD ELEVATION



FLEECYDALE ROAD ELEVATION



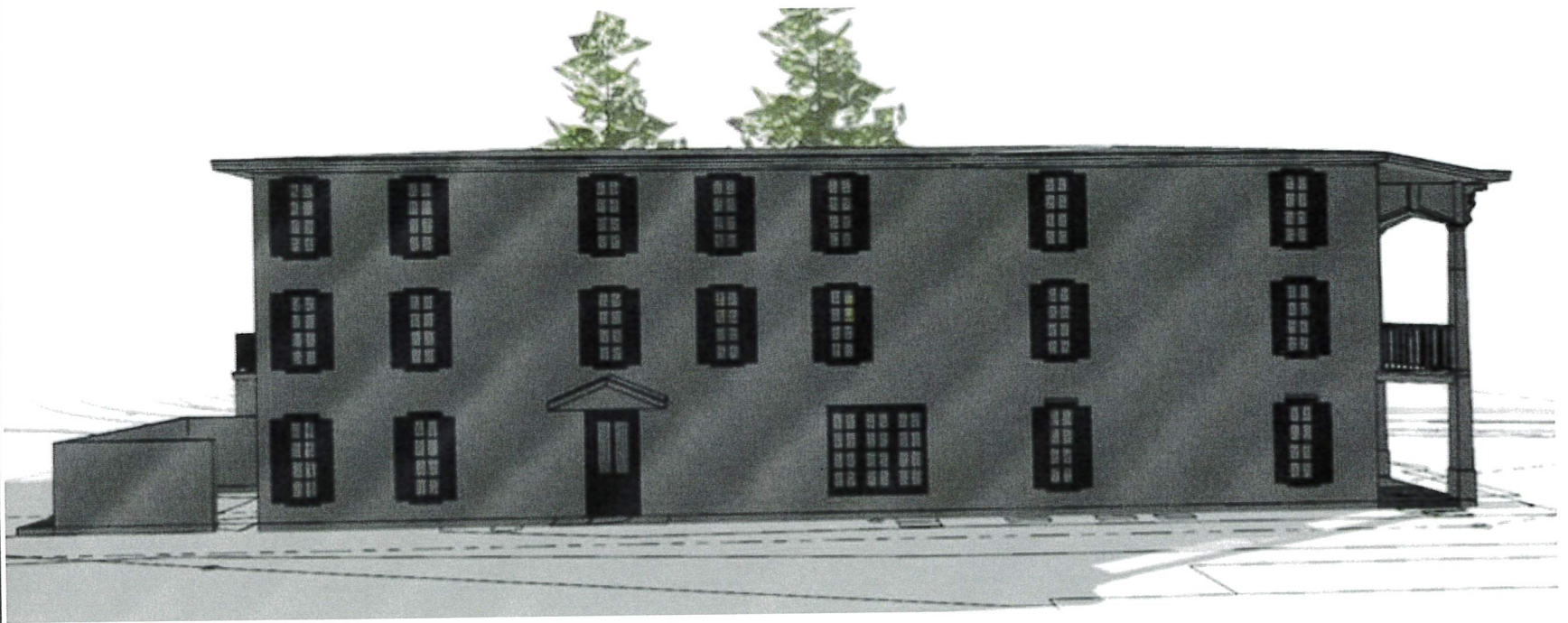
REAR ELEVATION



REAR/ALLEY ELEVATION



ALLEY SIDE ELEVATION



ALLEY / FRONT ELEVATION



ALLEY / FRONT ELEVATION





ALPHA GENESIS

CONCLUSION