

HISTORICAL ARCHITECTURAL REVIEW BOARD
04JANUARY2021 VIRTUAL MEETING MINUTES

In attendance was Larry Peseski (Chair), Nancy Ruddle, Buz Teacher, Marnie Newman, Steve Young, C L Lindsay, Zachary Zubris (Zoning Officer) and Christine Terranova (HARB Administrator).

Absent: Scott Minnucci (Vice Chair) and Noel Barrett (Liaison)

I. Call to Order

Chair Peseski called the meeting to order at 6:00 p.m. and noted that H.A.R.B. did have a quorum.

II. Election of Officers

Upon a Motion by Nancy Ruddle, seconded by Buz Teacher, HARB unanimously agreed to nominate Larry Peseski as the 2021 Chair of the Solebury Township Historical Architectural Review Board.

Upon a Motion by Larry Peseski, seconded by Nancy Ruddle, HARB unanimously agreed to nominate Scott Minnucci as the 2021 Vice Chair of the Solebury Township Historical Architectural Review Board.

III. Approval of Minutes – December 7th, 2020

The approval of the December 7th, 2020 minutes has been postponed until the next scheduled H.A.R.B. meeting.

IV. New Business

**A. Action on Michael and Pepi Brooks
6291 Fleecydale Road, Carversville, PA
(Carversville Historic District)
HARB Plan Number 2021-01-A**

Mr. and Mrs. Brooks were present on behalf of the application.

Mr. Young questioned if the property owner will need to appear before the Zoning Hearing Board for the placement for a proposed generator and two propane tanks.

Mr. Zubris confirmed that at this time the applicant will have to go before the Zoning Hearing Board for approval.

Mr. Young stated that he did not have any objection to the proposed fencing for the screening of the generator and the propane tanks.

Mrs. Ruddle agreed with Mr. Young's statement and asked if the proposed blue and tannish gray paint colors will match the existing paint colors.

Mrs. Brooks stated that the proposed colors will match the existing colors.

Mrs. Ruddle stated that the proposed width of the boards will be the same and the fencing may be a little higher to accommodate the closure of the generator to match the existing HVAC system height closure.

Mr. Zubris stated that he will look again at the proposed location of the mechanicals to see if there is another way to avoid for the property owner from going before the Zoning Hearing Board.

Upon a Motion by Steve Young, seconded by CL Lindsay, the Solebury Township Architectural Review Board unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-002-007 for the installation of a generator and two propane tanks with fencing to screen the units. The fencing will match existing in terms of design, materials, paint colors and hardware per the submitted plan.

**B. Action on Brenna Gilbert and Andrew McGaughan
3589 Aquetong Road, Carversville, PA
(Carversville Historic District)
HARB Plan Number 2021-01-B**

Ms. Brenna Gilbert, Mr. Andrew McGaughan, Mr. Ralph Fey (Ralph C. Fey Architects) and Mr. Craig Nush (Ralph C. Fey Architects) were present on behalf of the application.

Mr. Fey stated that they would be looking for feedback from HARB on the proposed project.

The following topics/issues were discussed as a preliminary design review of the submitted application:

- Page 00 – Overview to show the actual parcel with property lines
- Page 01 – Shows all structures, existing additions and the fence and gate off of Saw Mill Road entrance and a possible second driveway into the property

- Page 02 – Shows entrance of proposed driveway off of Saw Mill Road; existing house, additions and garage
- Page 03 – View from Aquetong Road; retaining wall and stone terrace
- Page 04 – View of newest addition the sunroom and terrace
- Page 05 – Explained the different levels of the structure/master bedroom

Ms. Gilbert spoke about the existing structures and what they are proposing to do to the property for the future to suit their needs as a family.

- Page 06 – Proposing a new addition that will be linked to the existing structures
- Page 07 – calls out the staircase and the difficulties of functioning on a daily basis with existing setup
- Page 08 – glass enclosure will include a staircase that will link the house with the new addition that will include two children’s bedrooms on the same floor as the repurposed master bedroom
- Page 09 – shows the three current levels of the building with a view from Saw Mill Road
- Page 10 – Proposing to change the main entrance to the middle of the house on the basement level and not through the sunroom
- Possibly replacing the sunroom with a greenhouse style room
- Page 11 – view from the road and existing fence
- Page 12 – drawn to show what is behind the fence; small springhouse to the side and a slight view of the greenhouse; glass connector is proposing to be 19’ long

Chair Peseski asked if Mr. Fey knew if there were any other glass linked structures on properties in Solebury Township?

Mr. Fey did not know if there were any other properties in the historic districts in Solebury Township with glass link structures.

Mr. Teacher asked what the square footage of the current structure and what is the square footage of the new construction?

Mr. Fey stated that he would answer the question further into the presentation.

- Page 13 – Overall view from the South side
- Page 14 – Show elevations of existing and proposed additions
- Page 15 – Side view of structures and proposed additions
- Middle structure was built approximately 1823
- The latest proposal will be the fourth addition to the structure
- Page 16 – Shows the greenhouse, fence and glass enclosure addition
- There was a brief discussion whether glass is contemporary or not
- Page 17 – Shows the three periods of the current building

- Page 18 – Shows the four periods of the current building with the addition
- Roof on proposed addition may be slate, metal or wood
- A glass walkway to connect two existing, historical buildings
- Will a glass link be appropriate for the integrity of a historic building in a historic district?
- Page 23 – Design ideas for the conservatory
- Conservatory will wrap around the corner of the existing building
- Conservatory will be replacing the existing sunroom addition
- Applicant feels there are no zoning issues with this application
- Square footage of the existing building is 4,024 square feet which includes three floors and the attic
- Square footage of the proposed addition, at this time, is 2,294 square feet

There was a brief discussion concerning the location of the proposed addition on the property.

Ms. Newman questioned if the well was historic and is it gone?

Ms. Gilbert stated that the well is historic but the stone around the well was redone in 2005. Ms. Gilbert would like to update the well if possible.

It was felt that the Sycamore tree on the property may well be over 200 years old.

Mr. Lindsay stated that he did find some differences with the guidelines and what the owners are proposing.

Mr. Young stated that he did like that the property owners are being conscious about the historic integrity of the property.

Ms. Newman suggested that the proposed addition be built on the west side of the structure, closer to the creek, rather than behind the house as presented, in order to be more traditional.

V. Old Business

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

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

B. Review of Design Guidelines Final Draft

Postponed until next meeting

VI. Public Comment -- None

VII. Adjournment

Upon a Motion by CL Lindsay, seconded by Steve Young, the H.A.R.B. virtual meeting was adjourned at 8:11 p.m.

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