

HISTORICAL ARCHITECTURAL REVIEW BOARD
04MAY2020 VIRTUAL MEETING MINUTES

In attendance was Larry Peseski (Chair), Scott Minnucci (Vice Chair), Nancy Ruddle, Buz Teacher, Kevin MacDonald, Marnie Newman and Christine Terranova (HARB Administrator).

Absent: Steve Young (Associate Member) and Noel Barrett (Liaison)

Additional Attendees: William Lynch, Dennis Hansen, Peter Stampfl, John Franklin, Pepi Brooks and Neil Whitman

I. Call to Order

Chair Peseski called the meeting to order at 7:07 p.m. and noted that H.A.R.B. did have a quorum.

II. Approval of Minutes – February 3rd, 2020

Approval of the February 3rd, 2020 meeting minutes was postponed until the next scheduled HARB meeting.

III. New Business

A. Action on William Lynch
6071 Carversville Road, Carversville, PA
(Carversville Historic District)
HARB Plan Number 2020-02-A

Mr. Lynch was attending on behalf of the application. He described the project of doing a modification on the existing dormer on the back of the house. He is proposing to extend the dormer an additional eight feet in width.

Mr. Teacher stated that you currently cannot see the dormer but once the modification is made then part of the dormer will be visible from the street.

Chair Peseski stated that the Zoning Officer did not have any issues with the application.

Ms. Newman thanked the applicant for making the application easy to follow and complete for review.

Upon a Motion by Scott Minnucci, seconded by Marnie Newman, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-002-002-001, 6071 Carversville Road, for rear

dormer modifications to extend the dormer per the dimensions shown on the plans and to include cedar siding, rough-side out, stained Minwax English Chestnut; Soffit/Fascia to be pine, painted Behr Dark Green, to match existing house and garage.

**B. Action on Dennis J. Hansen
3795 Aquetong Road, New Hope, PA
(Carversville Historic District)
HARB Plan Number 2020-03-C**

Mr. Hansen, Mr. Franklin and Mr. Peter Stampfl were attending on behalf of the application.

Chair Peseski stated that the application review would be focused on the appropriateness of the new structure, appropriateness for the property as well as the neighborhood and the completeness of the application so that a recommendation can be determined.

Ms. Ruddle asked what the height of the primary residence is in relationship to the height of the proposed structure.

Mr. Stampfl said it was approximately 16-inches lower than the primary residence.

Ms. Newman asked what is the paving material to be used for the driveway.

Mr. Stampfl said the driveway would be Belgium Block and has been approved.

Chair Peseski asked what color would the Belgium Block be?

Mr. Stampfl stated the Belgium Block would be gray and similar to a residence on Aquetong Road in Carversville.

Chair Peseski asked what is the measurement of the eave line.

Mr. Stampfl stated that the eave line would be less than the primary residence. The ridge line would be 16-inches lower than the existing residence. The eave lines are close but still lower than the primary residence. Mr. Stampfl offered to provide the township with the exact dimension.

Ms. Newman voiced a concern to having the building subservient to the residence, which does not appear in her opinion. It appears as two houses on the property and not an outbuilding.

Mr. Minnucci felt that symmetrically, the design does work on the property.

Mr. Stampfl felt that since the garage is designed to meet the footprint of previous garage and felt the structure not to be subservient to the residence. Mr. MacDonald asked if the height of the proposed garage will be the same height as the original structure.

Mr. Stampfl stated that the roof pitch is different and the original tin shop had a shallower roof pitch and that a slightly steeper roof pitch will work better with the new structure.

Chair Peseski referenced the guidelines to say that new outbuildings should remain secondary to the main residence. Building on the footprint is satisfactory but the volume of the building may make it appear more like the main residence.

Chair Peseski felt that the new design and new components of the garage do not tie into the historic primary residence.

Mr. Stampfl stated that the volume of the proposed garage would be the same as the previous structure. To somewhat match the two structures would require that the garage be a stone garage which would not be a requirement of the HARB. The existing stone walls is intact and can be used with the new construct of the new structure.

Mr. Franklin stated that the details of the garage doors, trim work, corner board, light fixtures, garage doors and door entries will be beaded to match the main house, and the cornice work on the new building will be less dominant to the main house.

Mr. Minnucci felt if the existing design stayed on the existing footprint and the roof was lowered then the building would appear to be “squatty” looking.

Chair Peseski asked what the width of the existing house?

Mr. Franklin said the width of the house to be 19 feet.

Mr. Minnucci said the gable end of the tall structure is 18 feet 2 inches and 18 feet 10 inches from the gable that faces the street.

Mr. Minnucci stated that the raised pitch roof makes the proposed structure and the main house appear better.

Chair Peseski stated that he felt the property owner should reconsider the design with the proposed materials and colors of the proposed second level of the garage for it to be more appropriate.

Mr. Stampfl added that the proposed structure is appropriate as an accessory structure and does not feel that it is not overpowering for the property.

Chair Peseski stated that HARB should be consistent with the guidelines and that the structure should be visibly secondary.

Mr. Neil Whitman, a resident who lives across the street from the property, stated that he is fine with the project as long as it fits the footprint and feels the guidelines are being misapplied.

Chair Peseski quoted Section 6.12 (Outbuildings) as follows: "New outbuildings should visually relate to their historic context. Outbuildings should be simple in design, and should relate to the period of construction of the principal building on the lot. The design of outbuildings should not be overly elaborate. Depending on the placement of the building lot on the street, a proposed outbuilding will be treated as either a primary or secondary façade."

Ms. Newman felt due to the structure being a new building, it cannot be forced to be 18th century. It does have a gable roof, multi-light sash, wood, wood trim and wood cornice and beading on the frame casing and roofing material will be the same as the main residence.

Mr. Hansen stated that he does not want to change the pitch of the roof because it matches the main structure and wants to keep it the way it has been proposed.

Upon a Motion by Larry Peseski, seconded by Nancy Ruddle, it was agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-004-028, 3795 Aquetong Road, as submitted on March 3, 2020, with the following exceptions:

- **The light fixtures as submitted will be replaced with Bevolo Governor Gooseneck light fixtures per spec sheets sent to the HARB Administrator, submitted May 4, 2020 and to match existing on the main house;**
- **Standard eight-inch Belgium Block wide pavers, Classic Gray for the driveway area;**
- **Install copper gutters and downspouts to match the existing on the main house;**
- **Prior to the Supervisors' meeting, the applicant will provide to the Township the ridge and eave heights of both structures.**

4 – In favor – Buz Teacher, Nancy Ruddle, Scott Minnucci and Kevin MacDonald

**2 – Opposed – Marnie Newman – structure not diminutive enough
Larry Peseski – not in accordance to the HARB Guidelines**

MOTION PASSED

IV. Chairman's Topics

A. Volunteer to attend the next Board of Supervisors meeting on May 19, 2020

Chair Peseski will be virtually attending the May 19th, 2020 Board of Supervisors meeting.

V. Public Comment

Mrs. Ruddle announced that work would resume at the Godley property in Carversville as Mr. Godley has been given a final, additional six-month extension on his building permit.

It was noted that two properties in Carversville were extremely cluttered with storage items on their porches and property, and HARB is asking that the Township look into the continuing maintenance issues at these properties. Chair Peseski will provide the Township with the two addresses of the properties in question.

VI. Adjournment

Upon a Motion by Larry Peseski, seconded by Marnie Newman, the meeting was adjourned at 8:20 p.m.

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