

HISTORICAL ARCHITECTURAL REVIEW BOARD
05OCTOBER2020 VIRTUAL MEETING MINUTES

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

Additional Attendance: Ralph Fey, Craig Nush, Sarah Czarnecki, Brenna Gilbert and Andrew McCaughan

I. Call to Order

Chair Peseski called the meeting to order at 6:02 p.m. and noted that H.A.R.B. did have a quorum.

II. Introduction of Zachary Zubris, Solebury Township Zoning Officer

Chair Peseski introduced and welcomed the new Zoning Officer for Solebury Township, Zachary Zubris.

III. Introduction of New Members to HARB

Chair Peseski introduced and welcomed two new members to HARB, Steve Young and C L Lindsay.

IV. Approval of Minutes – July 13th, 2020

Upon a Motion by Nancy Ruddle, seconded by Buz Teacher, H.A.R.B. unanimously agreed to approve the minutes of July 13th, 2020.

V. 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**

No one was in attendance to speak for the application, so the application will be on the November agenda for review.

- B. Action on Brenna Gilbert and Andrew McCaughan
3589 Aquetong Road, Carversville, PA
(Carversville Historic District)
HARB Plan Number 2020-09-E**

Ms. Brenna Gilbert, Mr. Andrew McCaughan, Ralph Fey (Ralph C. Fey A.I.A. PC Architects), Craig Nush, Project Architect (Ralph C. Fey A.I.A. PC Architects) were present on behalf of the application.

Ms. Gilbert gave a brief talk about her background and their reasons for finding their way to Carversville to live for the future.

Mr. Fey stated that this discussion is to review the artist's studio for a recommendation and then move onto the Sketch Plan for the garage building looking for guidance and feedback.

Mr. Young questioned if the applicant has or has not included the previously approved plans from years past on the property.

Mr. Fey responded that the previous approved drawings are included with the newly proposed items, and they will point out the items they do not want to include and felt that they do not have to be made. This will be more of a restoration and not as much change as previously approved from the previous owners in the past. The applicant is not proposing any additions to the building but will be proposing a porch. The drawing (Sheet 2) does show a secondary entrance to the property which is off of Saw Mill Road with the primary entrance being off of Aquetong Road. The Saw Mill Road entrance is not an approved zoning approved entrance.

Mr. Nush continued to review the submitted photos and elevations. Mr. Fey pointed out that the window on the "East" elevation will be retained which was originally approved for removal. Page 5 shows the prior submittal of the 2003 HARB application. Page 6 and 7 show what the applicants want to retain, what will be eliminated and additional proposed items.

Mr. Fey noted that the windows are of various years (1940 – 1960) and will be replaced with an all wood, custom fabricated Norwood Window. The cedar shakes will be replaced in-kind to any area that it is needed on the structure including the roof. Mr. Fey reviewed the repair/replacement of the wood doors on the structure and the addition of the antique light fixtures on the structure. The applicant is proposing to remove the brick chimney and replace it with a very slim black stove type projection through the roof. Page 8 shows the prior submittal of the 2003 HARB application. Page 9 shows the proposal of a yoga studio with windows and doors being in the exact location and the changing of only one window in size. Page 12 gives a detailed look of the period, antique light fixtures to be placed on the structure in three proposed places on the structure. Page 13 shows the proposed terrace to match the existing bluestone patio. Page 13 also includes the detail of the chimney stack and cap as well as the trim and door paint color for the Norwood windows.

Ms. Newman questioned if a wall would be included with the bluestone patio.

Mr. Fey stated the support of the patio will be stone and there will be a small foundation to match the stone foundation of the house with one large stone as a step up to the terrace.

Chair Peseski stated everyone agreed there would not be any expansion of the footprint, no change to the physical dimensions of the building with the addition of a patio, and no intended commercial use of the studio.

In discussing the replacement of windows, Mr. Fey agreed to provide a window schedule of the studio to HARB to be placed in the property file for future reference.

Upon a Motion by Scott Minnucci, seconded by Nancy Ruddle, it was unanimously agreed to recommend issuance of a Certificate of Appropriateness to TMP#41-002-077, 3589 Aquetong Road, for replacement in kind cedar shake shingles for siding and roofing. The wood doors to be reconstructed to match existing and painted the same to match. The windows will be replaced with Norwood Custom Fabricated Windows and the color will be Off White and window sizes will be per the plan. Three restored antique light fixtures (18" x 6") as submitted to be added to the structure. A blue stone terrace to be constructed per the submitted plan and the blue stone to match existing. Existing chimney to be removed and the installation of one 10-inch, black, stainless steel stove pipe. The color of Off White to be used for the exterior window framing and trim. There will be no visible window hardware on the outside. Paint for the Dutch doors will be the Off-White to match existing and any paint used on a reconstruction will be the Sherwood Williams Creamy SW7013 that will also match the Off-White color for the Norwood windows.

**C. Action on Brenna Gilbert and Andrew McCaughan
3589 Aquetong Road, Carversville, PA
(Carversville Historic District)
HARB SKETCH PLAN**

Ms. Brenna Gilbert, Mr. Andrew McCaughan, Ralph Fey (Ralph C. Fey A.I.A. PC Architects), Craig Nush, Project Architect (Ralph C. Fey A.I.A. PC Architects) were present on behalf of the application.

Mr. Fey reviewed the drawings submitted as part of the HARB SKETCH application. He started with Page 1 which showed the location of the existing property. Page 2 is a 2003 drawing that was submitted by a previous owner for a previous HARB application and does show many elements that do not apply (swimming pool, tennis courts, etc.) to this application but shows the garage footprint and a proposed entrance from Saw Mill Road. Page 3 shows a two-car garage and a three-car spaced driveway which could be difficult negotiating to leave the property by backing out onto Aquetong Road with limited visibility. Ms.

Gilbert further discussed how the visibility is difficult from both directions when leaving the driveway onto Aquetong Road.

The applicant is proposing to extend the garage area enough to accommodate two cars (Page 5). Page 4 shows a shed attached to the garage and extend an extra 14 feet to accommodate 2 cars in the new lower garage. The architect presented three different styles to redesign the garage.

Ms. Ruddle felt that the first and second design were appropriate.

Chair Peseski felt the proposed choices would be: (1) a shed design; (2) a salt box design; or (3) a gable design.

Ms. Newman suggested that the garage structure should have a look that it was built in 2021 and that there should be a material choice to differentiate the newer garage from the other older structures on the property. Mr. Fey suggested to use a horizontal cladding material or to stay in the same family of materials.

Mr. Teacher stated he preferred the third design and then the first design which will follow the period.

Mr. Minnucci stated he preferred the third design as well.

Chair Peseski stated that once the applicant has worked out the design/permit for the driveway off of Saw Mill Road, HARB would have to address the driveway apron, the hardscaping to the garage and comment on the design and finish materials on the expanded part.

Mr. Fey thanked the Board for their comments and support of the proposed project.

VI. Chairman's Topics

A. Volunteer to attend the next Board of Supervisors meeting on July 21st, 2020

Chair Peseski will be virtually attending the October 20th, 2020 Board of Supervisors meeting.

VII. Public Comment

Ms. Newman voiced her concerns about Certificates of Appropriateness not having any limitation and staying with the property forever. HARB would like to suggest that the Certificate of Appropriateness have an expiration date. Chair Peseski said he would send a memo to the Township Manager to address the issue.

VIII. Adjournment

Upon a Motion by Nancy Ruddle, seconded by Marnie Newman, the H.A.R.B. virtual meeting was adjourned at 7:49 p.m.

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