

Historical Architectural Review Board

June 3, 2024 Meeting Minutes

Hybrid Meeting

In attendance was Larry Peseski (Chair), Scott Minnucci (Vice-Chair), Buz Teacher, Marnie Newman, Patrick Strzelec, Nancy Ruddle, Robert McMahon, Steven Young, Zachary Zubris (HARB Administrator/Zoning Officer), Christy Cheever (Board of Supervisors Liaison)

Public: Susan Wiedorn, Jonathan Wiedorn, Mr. and Mrs. Orinski, George Kiriakidi, Thomas Dimick

Absent:

- I. **The meeting was called to order at 6:01 P.M. and there was a quorum.**
- II. **Approval of Minutes – May 6, 2024**

Upon a motion by Nancy Ruddle, seconded by Buz Teacher, the May 6, 2024 minutes were approved unanimously.

- III. **New Business**
 - a. **Action on Jerry & Lois Bach- 6201 Saw Mill Rd.- Application for Certificate of Appropriateness**

Mr. Bach was present on behalf of the application.

Mr. Peseski asked who the leads were.

Mr. Young stated he thought that he was a lead. He asked Mr. Bach if his son had come before the Board with the same problem a few months prior.

Mr. Bach said the only thing different was the addition of windows.

Mr. Young and Mr. Strzelec both stated they had no issue with the application.

Ms. Ruddle felt as though it was a lovely aesthetic addition for the windows.

Upon a Motion by Patrick Strzelec, seconded by Nancy Ruddle, it was agreed to recommend issuance of a Certificate of Appropriateness to Jerry & Lois Bach, 6201 Saw Mill Road, TMP #41-002-051-0C2, as depicted in the application dated April 3, 2024.

The Motion carried 7-0. Ms. Newman abstained.

b. 6089 Carversville Road- Informal Discussion

Mr. Kiriakidi and Mr. and Mrs. Orinski were present on behalf of the applicant for the discussion.

Mr. Peseski opened the discussion by stating the discussion was informal and no action would be taken by the Board.

Mr. Kiriakidi stated he had read the guidelines from the website and wanted clarification on what was important to the Board.

Ms. Newman questioned if the builder develops floor plans and then modifies the exterior.

Mr. Kiriakidi stated that they did modify the exterior to meet the client's preference.

Ms. Newman was concerned that the home would look like a new development house.

Mr. Peseski questioned the positioning of the home.

Mr. Kiriakidi stated that the garage would be on the left side of the house.

Mr. Strzelec questioned the type of stone.

Mr. Kiriakidi stated it would be a manufactured stone.

Mr. Peseski suggested that the applicant look into any zoning issues involved with the project.

Mr. Kiriakidi stated that the engineer on the projected told him a variance would not be required for steep slopes.

Mr. Strzelec stated the home looked modern and suggested that the doorway be changed to make it look less modern.

Ms. Ruddle felt that the proposal should have less gables, no side lights, and less is simpler.

Mr. Young stated his preference would be single gable, removal of side lights, and removal of stone skirting.

Ms. Newman suggested that the applicant think about adding a porch.

Mr. Minnucci questioned about color ideas for siding or roof.

Mr. Orinski stated it would be some type of neutral color.

Mr. Strzelec questioned if the siding would be real wood siding.

Mr. Orinski stated it would not and that it would be hardy plank.

c. 4224 Wismer Road- Informal Discussion

Susan Wiedorn, Jonathan Wiedorn, and Thomas Dimick (Phillips & Donovan Architects, LLC) were present for the discussion.

Ms. Wiedorn provided a historical background on the home to which the informal discussion was based on and gave an overview on projects they have already completed.

Mr. Dimick provided an overview of the project, which includes a sunroom addition on an existing terrace at the rear of the home.

Ms. Wiedorn stressed that the proposed addition would be in line with the HARB guidelines and not affect the existing building.



Mr. Peseski questioned the reasoning for the height of the shed dormer.

Mr. Dimick stated it was due to the limited height inside.

Ms. Ruddle questioned if the windows on the foundation would be visible and why there would be an arched finish.

Mr. Dimick stated the arch was due to cost.

Mr. Dimick questioned about the removal of an existing chimney.

Mr. Strzelec questioned if the chimney was functioning.

Mr. Peseski questioned how the demolition would occur.

Mr. Dimick stated there possibly would be the need for the insertion of block and wood on the interior to help with the load transfer.

Mr. Wiedorn stated a window would be placed in the chimney area.

Ms. Newman stated that since the chimney no longer functions, the window would not be an issue.

Mr. Peseski requested that the Board receive a sketch of the window.

IV. Public Comment

The Board discussed and agreed to move the July meeting to July 8th.

V. Adjournment

Upon a motion by Mr. Peseski, seconded by Ms. Newman, the meeting was adjourned at 7:49 P.M.

Respectfully Submitted,

Zachary Zubris
Zoning Officer/Permit Department Administrator
HARB Administrator
Solebury Township