

Historical Architectural Review Board

April 7, 2025 Meeting Minutes

Hybrid Meeting

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

Public: Patricia Patterson, Ryan Reed, Erin Russin, Robert Russin, Ronald Viehweger, Javier Moreno, Milan Lint

Absent: Robert McMahon

I. The meeting was called to order at 6:01 P.M. and there was a quorum.

II. Approval of meeting minutes- January 9, 2025

Upon a motion by Ms. Ruddle, seconded by Mr. Strzelec, the meeting minutes were unanimously approved.

III. Application of Erin and Robert Russin- 3792 Aquetong Road

Ms. Newman provided an overview of the fencing stating that it would only really be visible from Fleecydale Road.

Ms. Peseski asked about the uplighting at the house and questioned if some of it was inherited from the previous property owner.

Mr. Russin concurred that it was inherited from the previous property owner.

Upon a motion by Ms. Newman, seconded by Ms. Ruddle, the application submitted February 13, 2025, was approved unanimously.

IV. Application of Patricia Patterson- 3780 Aquetong Road

Mr. Strzelec gave an overview of the application as presented and talked about other chimneys in Carversville. He stated that it was a bit tall but built well.

Mr. Reed stated that the height was due to the extension of copper.

Ms. Newman asked why it was done.

Mr. Reed stated that the chimney was unstable before and that is what drove the decision to begin the process.

Ms. Newman felt that the chimney caps were unnecessarily fancy due to the home being relatively simple but would vote to approve.

Mr. Peseski and Ms. Ruddle felt that the scaling for the chimneys was not appropriate

Mr. Minnucci felt that a redeeming quality is for the caps to fade.
Ms. Ruddle asked if the height was due to the safety or if it could be lowered.

Mr. Reed stated that if it were lowered, it wouldn't meet the design principles.

Mr. Strzelec overviewed the siding and referenced the design guidelines which states Hardie Board siding can be used on new structures.

Mr. Moreno stated the reason for the Hardie Board siding was to secure the structure from the elements.

Ms. Newman stated that Hardie Board siding replacement is not something that will be approved for an existing structure. Ms. Newman stated that the areas should be repaired with wood and could be done in sections.

Mr. Strzelec stated that no fencing in the village was made of aluminum.

Ms. Patterson stated that the fencing was proposed due to safety concerns when her grandchildren visited and for her pet dogs.

Mr. Viehweger stated that, as a neighbor, he was opposed to the fencing as it was not appropriate for the village and could obstruct site lines when exiting from his driveway.

Ms. Patterson withdrew consideration for the proposed window trim and siding work.

Upon a Motion by Mr. Strzelec, seconded by Ms. Ruddle, it was agreed to recommend issuance of a Certificate of Appropriateness to Patricia Patterson, 3780 Aquetong Road, TMP # 41-004-042, for the construction of copper chimney caps only. Such approval was done after the fact.

The motion passed 6-1. Mr. Peseski voted against the motion.

Upon a Motion by Mr. Peseski, seconded by Mr. Minnucci, the Board unanimously voted to continue part of the application for the fencing.

V. Comprehensive Plan Committee Update

Ms. Newman provided an update on the Comprehensive Plan Committee process. Ms. Newman referenced the 2014 Comprehensive Plan of which many recommendations related to Historic Districts were not acted on. Ms. Newman stated the Historic and Land Preservation issue forum would be on May 21st.

VI. Letter to Historic District homeowners Discussion

Ms. Ruddle thanked Ms. Cheever for her work to revise the letter that previously went out to property owners.

Ms. Newman suggested changes to the letter regarding replacement in kind.

Ms. Ruddle asked if Ms. Newman could provide any written via email before the next meeting.

VII. Hotel Du Village Update

Mr. Minnucci provided an overview of the agenda item. Mr. Minnucci asked Mr. Zubris to keep the topic as a discussion until there is a resolution.

Mr. Zubris stated that he had been in contact with the Hotel's management company and was told that they had engaged a landscape architect to develop a master plan.

Mr. Minnucci expressed that there should be a briefing going forward as there are outstanding violation items such as the propane tanks installed that are visible from Phillips Mill Road.

VIII. General Discussion- Carversville Inn & Minimum Maintenance Ordinance

Mr. Lint provided an update to the Board relative to the progress that the Carversville Inn was making.

Ms. Newman asked about the stone acid washing and expressed frustration with HARB's oversight of the process.

Mr. Lint discussed the various changes that were required by various agencies, but the project is almost at completion and beautiful.

Ms. Newman expressed that the project should have come back before HARB.

Ms. Ruddle thanked Mr. Lint for taking on the project and staying with it through completion.

Mr. Teacher felt that Ms. Newman's comments are something to be considered if the Phillips Mill Inn project comes forward in the future.

Mr. Peseski stated that per Ms. Ruddle's suggestion the maintenance ordinance draft would be circulated via email.

Ms. Ruddle questioned if the ordinance would be a referendum or something reviewed by the Board of Supervisors.

Mr. Zubris stated it would be something that the Board of Supervisors would vote on during a public meeting.

IX. Public Comment

There was no additional public comment.

X. **Adjournment**

Upon a motion by Mr. Minnucci, seconded by Ms. Ruddle, the Board motioned to adjourn the HARB hybrid meeting at 8:14 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Zachary J. Zubris".

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