

UPPER MAKEFIELD HISTORICAL ARCHITECTURAL REVIEW BOARD

MINUTES FOR WEDNESDAY, APRIL 19, 2023

The Upper Makefield Historical Architectural Review Board (HARB) met on Wednesday, April 19, 2023. In attendance and voting were Chairperson James Galvin, Vice-Chairperson Tom Merchant, Secretary Peter Gilles, Zoning Director Denise Burmester, and Member Andrew Somers. Board of Supervisor Liaison Ben Weldon was present.

- I. Call to order: The meeting was called to order at 3:00 PM.
- II. Confirmation of quorum: 5 voting Members present.
- III. Public comment: None
- IV. Committee Reorganization: This is the first meeting of the HARB since the 2020 Covid pandemic. Members were introduced and voted to organize into the positions noted in the heading.
- V. Application 66 Woodside Lane, New Hope, PA, located in the Brownsburg Historic District: The applicant proposes the Rehabilitation of an existing barn for residential use. The proposed work includes new exterior siding, windows, and roofing. Structural modifications as required to stabilize and reinforce the structure. Architects Justin and Nicole Halsey of HalseyWorks Architects presented Plans, elevations, and aerial photo/renderings of the Barn which was constructed in the early 1800's and a small garage that is proposed to be converted to a guest house. Statements from the Architects included: "The clients have no interest in continuing an agricultural use"; "This is not a preservation project"; and Owners are not shy about creating a modern appearance giving the fact that the location is in a newly constructed residential neighborhood. The Architects stated they chose four exterior materials, stone, blue stone, wood and metal roofing to be consistent with the existing number of materials. Mr Galvin commented that the design changes the character of the Barn, i.e. windows, etc. He recommended that the South side (street side) be maintained as intact as possible. Mr Somers asked if there was any interest in the owners holding events at the Barn. Answer: No. Mr Merchant noted that the Secretary of Interiors standards allows for new uses for an existing Barn and that the use in a residential neighborhood is appropriate. Mr Gilles stated that street view, public view should be better preserved. Ms Burmester stated that of the three criteria outlined in the ordinance, the public view criteria

has not been met. Mr Galvin called a vote to approve. The members voted 3-2 against approval and recommended the applicant make the changes discussed.

VI. Application. 795 Washington Crossing Road, Newtown, PA, located in the Dolington Historic District: The home owner wishes to replace the existing cedar siding, which is in need of repair, with "James Hardie" Fiber-cement horizontal siding in Slate Blue with white trim. Ms Burmester stated that a few houses in the area have used the product and it is widely used within the Township. The Board voted 4-0 to approve the application.

VII. Application 820 Washington Crossing Road, Newtown, PA, located in the Dolington Historic District: The applicant was given a continuance for the next meeting.

VIII. Chair report: None

IX. Liaison Report: None

X. Adjournment: The meeting was adjourned at 4:30 pm.

Respectfully submitted,

Peter Gilles