TOWNSHIP OF LOWER MAKEFIELD

HISTORICAL ARCHITECTURAL REVIEW BOARD

MINUTES – SEPTEMBER 12, 2023

The regular meeting of the Historical Architectural Review Board of the Township of

Lower Makefield was held remotely on September 12, 2023. Mr. Heinz called the

meeting to order at 6:02 p.m.

Those present:

Historical Architectural Review Board: Stephen Heinz, Chair

Jeff Hirko, Member

Mike Kirk, Member/Code Enforcement Officer

Absent: Jennifer Stark, HARB Vice Chair

Liuba Lashchyk, HARB Member

Daniel Grenier, Supervisor Liaison

MINUTES

The following outstanding Minutes were not acted on this evening: May 9, 2023,

June 13, 2023, and August 8, 2023.

PRICKETT HOUSE (Tax Parcel #20-016-040-001)

930 Vansant Drive (Prickett Preserve at Edgewood)

Demolition of Small Porch Addition

Applicant: DeLuca Homes

Mr. Paul Johnson, architect, was present with Mr. Joe DeLuca, representing the

owner of the property.

Mr. Johnson stated they are converting the Prickett Preserve House from an

existing house to a café breakfast/lunch restaurant. He showed pictures of the

house from a few years ago when it was still being used as a homestead. He noted

the original house and the location of the later additions.

Mr. Johnson stated as part of the development they are currently working on the

apartments to the south end of the site as well as the Retail portion including the

Wegman’s on the north side. In the middle of the site is the house that they are

discussing this evening. Mr. Johnson stated the focus of the house and the barn

is to create a public space in the middle of the site with the Retail surrounding it.

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He stated the house and the barn will be a focal point of the site with the barn

being used as a restaurant and the house to be used as a café. A number of

views were shown of this area.

Mr. Johnson showed the house’s existing floor plan noting the original portion

and the later additions. He stated as part of the renovation, they propose to

maintain the existing appearance of the house. He stated there is an existing

second floor which has bedrooms and bathrooms. Renderings of the existing

house were shown. Mr. Johnson stated for the restaurant use, they would be

upgrading accessibility with a new ramp at the main entry of the house going

into the existing front door. He stated everything else they are doing is internal

to the building, bringing in kitchen equipment, bathrooms, and kitchen/back of

house area.

Mr. Johnson stated the existing covered patio will remain as will the existing root

cellar, and the well house. He stated they are proposing to remove the existing

enclosed sun porch, the location of which he noted on the floor plan. He stated it

is a much later addition and is in “rough shape.” He stated it is not salvageable

without a complete re-build.

Mr. Johnson stated the existing second floor will remain as-is, and the restaurant/

café may use it as office space.

Proposed house elevations were shown. Mr. Johnson stated they will renovate

Everything to match what is existing. He stated they will still be using true divided

light windows, true wood functional shutters, and slate roofs. He noted the front

elevation which shows the ramp which will be added for accessibility.

A Site Plan rendering was shown of the house after the renovations are complete.

Mr. Johnson stated the proposal is to take the existing covered patio and extend it

Around to where the enclosed covered porch is currently located to create outdoor

seating areas for the café that face toward the park space.

The Project Materials Key was shown which are the specs on the various

materials that they intend to use for the existing stone re-pointing, replacing

the patio stone, any fascia trim, and painted wood. Mr. Johnson stated there

will be copper gutters and downspouts. There will be iron guard rails for the

ramps.

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Mr. Johnson stated they will have wood shutters – replacing what is existing or

trying to repair what is existing. He stated they are replacing the existing slate

roof and the existing clapboard siding or repairing as needed, and there will be

new windows that will be true divided light. He stated they intend to salvage

and reuse the exterior doors.

A rendering was shown noting what areas of the house relate to the Project

Materials Key.

Mr. Heinz asked how they addressed the items that were brought up at the

last meeting. Mr. DeLuca stated they addressed them all including providing

the color chart/project materials list. He stated they also considered the

porch, and they intend to remove it and install a patio for outdoor seating

at that location. Mr. DeLuca stated it had been noted by one of the Board

members that with regard to the two roofs, the rafters did not really align.

He stated the porch addition is not really functional as it exists. He stated

if they were to have to replicate it, they would have to change the rafter lines

on the existing building. Mr. Johnson stated it would not be salvageable

without modifying the existing building. He added that they are still trying

to achieve some kind of tie-in with the park space and with the barn.

Mr. Heinz asked about the color chart. He stated he did see an indication of

what the colors would be, but he asked if there are Pantone numbers associated

with them which have been submitted since that is usually required with the

submission. Mr. Johnson stated they have selections on the mortar colors and

actual specs for the stone patio materials. He stated the gutters they are using

are copper and any white wood will be painted white. He stated the slate will

be gray to match what is existing. Mr. Heinz asked about the white, and asked

if it is a bright white and if there is a Pantone number associated with it.

Mr. Johnson stated it would be a bright white, and there would be nothing

unique about it.

Mr. DeLuca stated with regard to the exterior of the house, there is really not

a lot of re-pointing needed; and there are very few areas, if any, that really need

to be re-pointed. He stated the trim will be white on the outside consistent with

what is there now. He stated he feels with regard to the color chart, they have

complied with what HARB typically requests. He stated with regard to the façade

of the building, there are really no changes other than removal of the porch; and

that is what they are looking for HARB to approve tonight. He stated they would

like to be able to move forward.

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Mr. Heinz stated he also saw in the Meeting Minutes the discussion about the

actual composition of any replacement mortar to comply with the Secretary

of the Interior Standards for historic restoration. Mr. DeLuca stated this

building is not on the National Historic Registry, and very few areas need to be

re-pointed; and he feels it will be less than a 5% touch-up of the whole exterior.

He stated they will match the existing mortar, and they provided the mortar color.

He stated they are asking for review on the removal of the porch, and they have

complied with what HARB has asked them to do and what the guidelines are.

Mr. Heinz stated he had specifically asked for the Pantone numbers, and if they

are presenting this to the Board of Supervisors he would suggest that they

present the actual composition of the mortar in order to match the existing

mortar so that any kind of touch-up re-pointing will be consistent and wear

at the same rate of the other adjacent areas. Mr. Heinz stated with regard to

the paint, if it is white, they should give the actual paint manufacturer that they

are using and present the Board of Supervisors with this information at the time

of their final request for a Certificate of Appropriateness.

Mr. Heinz stated it just occurred to him that there is really no details on how

the ramp will look. Mr. DeLuca stated it will all be concrete. Mr. Heinz

stated it will be a modern ramp with a railing. He stated it would be helpful

to have the details although he knows that these are not detailed drawings for

construction. He stated detailed drawings to see exactly what it will look like

would be helpful. He stated there should be a blow-up of a rendering when

they make their presentation to the Board of Supervisors, and Mr. DeLuca

agreed. Mr. Johnson stated there are accessibility considerations when dealing

with a ramp like this as far as what they can and cannot do with railings.

Mr. Hirko stated as long as they have the details when they go before the Board

of Supervisors he is fine with everything else. Mr. Kirk stated he likes their

proposal.

Mr. Kirk moved and Mr. Hirko seconded to approve the renderings as submitted

provided that they have the details that Mr. Heinz has asked for, for the Board of

Supervisors.

Mr. Heinz stated he is still against the idea of removing a very distinctive portion

of this building because of deterioration and the fact that it needs a lot of work

in order to bring it up to “a useful bit.” He stated he will probably vote accordingly,

but he wants to make it clear that has nothing to do with the quality of the rest

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of the work which he sees as very reasonable and acceptable. He stated he

“hates the idea” of removing something that is a very distinctive part of this

building.

There was no one from the public wishing to speak on this matter.

Motion carried with Mr. Heinz opposed.

Mr. Heinz stated Mr. DeLuca should proceed with the process, and he wishes him

the best on making this a pleasant place in the center area of the development.

WELLS FARGO (Tax Parcel #20-016-068-003)

679 Heacock Road (Edgewood Village Shopping Center)

Sign Alterations

Applicant: MRC Signs

Mr. Matt Clift, MRC signs, was present. He stated he is working with Wells

Fargo on the re-brand for a lot of their locations across the region. He stated

at the previous meeting there were requests for revisions which he has done.

Mr. Clift showed a picture of where the Wells Fargo sign was proposed to be

located last month to the right of the front entrance door, and the Board had

expressed an interest on moving the sign back to the existing location where

the current letter set is; and that was done. Mr. Clift showed an aerial Site

Plan showing the locations of each of the letter sets. He stated all of the

existing signs will be removed and replaced with the new set of red, non-

illuminated letters. A detail page was shown of the height and width of the

letters and the construction.

Mr. Heinz asked if there is a Pantone color number; and Mr. Clift stated it is

a Matthews paint M99902, and it is the color used at all of their locations.

Mr. Heinz asked about the client’s reaction to moving the location of the sign

at the front door, and Mr. Clift stated they were fine with it.

There was no one from the public wishing to speak on this matter.

Mr. Hirko moved, Mr. Kirk seconded and it was unanimously carried to approve

the renderings as shown.

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OTHER BUSINESS

Mr. Heinz stated there was discussion about having a formal process established

requiring forms, materials, and details. He stated the idea of having related

properties adjacent, especially in the Village, how they blend in and how any

new work is compatible or how it differs should be part of the effort.

Mr. Heinz asked that Mr. Kirk take this back to Mr. Majewski and come up

with a process that we should go through in order to formalize all of these

questions.

Mr. Hirko stated he believes that Ms. Stark had indicated that there used to

be something in place in the way of forms, and Mr. Heinz stated we should

review that. He stated he remembers that, but he has not seen anything

lately or anything we would have to stamp although that would be hard to

do anyway in a Zoom meeting. He stated we should get some kind of formal

process with appropriate notification to our Applicants that they should come

In with all of this already done so we do not have to ask for it at the last minute.

He stated he should have thought about that at the last meeting we had with

DeLuca about details for the ramp as opposed to “showing something vague in

the distance.” He stated there were no close-up elevations or detailed elevations.

He stated there could be a link to show what they are doing, and that might be

something that could be brought up as part of the process with specific details.

Mr. Hirko stated he agrees with Mr. Heinz.

Mr. Kirk asked that Mr. Heinz e-mail what he is requesting, and he will discuss

it with Mr. Majewski. Mr. Heinz agreed to put something together.

There being no further business, Mr. Heinz moved, Mr. Hirko seconded and it

was unanimously carried to adjourn the meeting at 6:35 p.m.

Respectfully Submitted,

Stephen Heinz, Chair