

TOWNSHIP OF LOWER MAKEFIELD
HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES – JANUARY 14, 2025

The regular meeting of the Historical Architectural Review Board of the Township of Lower Makefield was held in the Municipal Building on January 14, 2025. Mr. Heinz called the meeting to order at 6:06 p.m.

Those present:

Historical Architectural Review Board: Mike Kirk, Secretary/Code Enforcement Officer
Jeff Hirko, Member
Stephen Heinz, Member
Liuba Lashchyk, Member

Absent: Jennifer Stark, HARB Chair
Matt Ross, Supervisor Liaison

DELAY APPROVAL OF MINUTES FROM 12/10/24 MEETING

Mr. Heinz stated there are only two members present this evening who were present at the meeting on December 10, 2024.

Mr. Kirk moved, Mr. Hirko seconded and it was unanimously carried to delay approval of the Minutes from the December 10, 2024 meeting until the next meeting.

1674 EDGEWOOD ROAD ("THE POINT") – CT TROILO, OWNER – DISCUSSION AND APPROVAL OF CERTIFICATE OF APPROPRIATENESS FOR REVISED PLANS FOR DEVELOPMENT

Mr. C T Troilo was present.

Mr. Heinz stated at the last meeting the Board asked Mr. Troilo to do a number of things, and he asked Mr. Troilo to discuss what he understood they were and what he did in response. Mr. Troilo stated one was with regard to the roofs, and the Board felt that the roofs were too plain and needed some dormers to break it up from the side line as it was too flat overall. Mr. Troilo stated the architect has addressed that and added some dormers on some of the buildings.

Mr. Troilo stated another issue was the “K” gutters needed to be “C” gutters. He stated there was also an issue with stone showing on the Quill House where none exists, and that was cleaned up. He stated the house on the Point was also showing a mixture of different sidings which was cleaned up. Mr. Troilo stated there was also a Note indicating vinyl windows, and there was no intent to use vinyl windows; and the architect has noted that they are wood windows. Mr. Troilo stated shutters were another issue, and the thought was that because some of the windows did not have shutters, there should not be any shutters at all; and the architect addressed that as well.

Mr. Hirko stated he feels the proposal looks good, and he is glad that the issues were addressed.

Ms. Lashchuk noted Building #1 and asked if the entrance to the second floor apartment is through the side of the building, and Mr. Troilo stated the entrance on the side of the building goes down to the basement.

Mr. Troilo stated the single doorway shown on the front of Building #1 services the apartments on both floors. Ms. Lashchuk stated she is pleased with what Mr. Troilo has done and appreciates the time he put into this.

Mr. Heinz stated since the last meeting he has looked at the Plans in more detail and has a number of additional items. He stated with regard to the reconstruction plan for the Danny Quill House, he was surprised that there was no mention in the architectural notes that this was to be a reconstruction utilizing the plan, elevation, and generally the same materials that were to be removed from the site in order to put the new structure up. He stated he is concerned that someone may interpret what is shown differently from what HARB felt it was to be. He stated he feels it should be stated at the top of the Notes that this construction is supposed to be exactly the same as what is being removed. Mr. Heinz also stated the roofing on the low slope roof is called out as bituminous roofing and the same would be on the Point house (Number 5). He stated they currently have metal roofs on their porches and on the back addition on the Quill House seems to be metal roofing. He stated since the metal roof is being used on some of the other porches that are being installed on the new houses, it would be good to make those porches have metal roofing as well. He stated he recognizes that it is more costly to put a metal roof on, but it would be consistent with what was there originally.

Mr. Heinz stated in terms of recordkeeping it should be noted in the Notes that the actual existing materials in the process of reconstruction being removed from the window, doors, other parts, etc. should be photographed, drawn, or in some way be available to show that they have made it as close as possible to the original. He noted the windows on the Quill house which have a different width of frame on the sides compared to the headers which also have a peak that sticks out from above the flat header above the window. He stated the framing should be the same as whatever the framing that was existing on the houses that are to be restored/reconstructed.

Mr. Heinz stated on the Point house there is a door in the wall that does not have any steps outside of it now; however, there were steps there at one time. He stated for consistency a set of steps should be put back on.

Mr. Heinz stated he does not feel he made himself clear previously with regard to the side elevations of the new houses. He stated the one side is 46' long and most of the houses that were built in the historic development were built of lumber that did not extend to that size. He provided Mr. Troilo with a drawing showing what he would recommend as to the side elevation which will relate better to the other structures in the area.

Mr. Heinz stated he is also concerned that there is still not a three-dimensional representation that shows how all of these buildings work together which he feels is critical in this type of development. Mr. Troilo stated they did that when they were before the Planning Commission and Board of Supervisors. He stated since then there were numerous iterations of the groupings. He stated what they presented previously does not reflect the current Plans although the size of the buildings is the same. He stated they started with 21 units, and they are down to 13 units. He noted the heights and widths of the buildings; and while some of them are wider, square footage wise, footprint wise, and relationship wise, it is what was decided on. He stated he understood that they were now before HARB just to discuss the architectural details. Mr. Heinz stated he was asking for this for the Board to make a decision on and for the public who would review this in the future and understand what was approved.

Mr. Heinz stated he was also looking for details on how the windows, door trim, and the railings were to be treated.

Mr. Kirk moved and Mr. Hirko seconded to approve the Certificate of Appropriateness for the Plans as submitted with the stipulation that the porch roofs be metal roofs on the reconstruction/restoration as well, the trim on the windows be redefined and enlarged to be consistent throughout the project and be drawn up and presented to HARB with dimensions and details, and that there be a set of stairs on the Point house.

Mr. Heinz stated with regard to recordkeeping for the restoration/reconstruction, this would be up to the Building Department to follow through on.

Mr. Heinz stated he still has concerns about the blank walls facing the side which are visible coming down Yardley-Langhorne Road.

Motion carried with Mr. Heinz opposed.

Mr. Troilo thanked the Board for the time, effort, and years that they put into this project. The Board thanked Mr. Troilo as well.

REORGANIZATION POSTPONEMENT

Mr. Heinz stated Ms. Stark requested that this matter be postponed until the next meeting.

Mr. Kirk moved, Ms. Lashchyk seconded and it was unanimously carried to postpone the Reorganization until the next meeting.

OTHER BUSINESS

Mr. Heinz noted an issue with mechanical equipment on the top of the barn/restaurant at Prickett Preserve. Mr. Heinz stated this is not what was approved in terms of photographs or any kind of information that was discussed when they were before HARB. Mr. Heinz stated it can be seen from the road and up close.

Mr. Kirk moved, Ms. Lashchyk seconded and it was unanimously carried that the Board of Supervisors be made aware with the lack of consistency with the drawings that were presented as there is mechanical equipment on the roof of the barn/restaurant.

January 14, 2025

Historical Architectural Review Board – page 5 of 5

There being no further business, Mr. Hirko moved, Ms. Lashchyk seconded and it was unanimously carried to adjourn the meeting.

Respectfully Submitted,

Mike Kirk, Secretary