

TOWNSHIP OF LOWER MAKEFIELD
HISTORICAL ARCHITECTURAL REVIEW BOARD
MINUTES – DECEMBER 10, 2024

The regular meeting of the Historical Architectural Review Board of the Township of Lower Makefield was held in the Municipal Building on December 10, 2024. Ms. Stark called the meeting to order.

Those present:

Historical Architectural Review Board: Jennifer Stark, Chair
Mike Kirk, Secretary/Code Enforcement Officer
Stephen Heinz, Member

Absent: Jeff Hirko, HARB Member
Liuba Lashchyk, HARB Member
James McCartney, Supervisor Liaison

APPROVAL OF MINUTES

Mr. Heinz moved, Mr. Kirk seconded and it was unanimously carried to approve the Minutes of June 11, 2024.

1674 EDGEWOOD ROAD (“THE POINT”)
CT Troilo, Owner
Updated Plans for Development

Ms. Stark stated construction documents were received for the property.

Mr. Troilo was present and stated that he has been before HARB a number of times, and HARB had a number of suggestions to be addressed. He stated they have added porches and offset some of the buildings. Sidewalks along Yardley-Langhorne Road have been added. Mr. Troilo stated they will renovate the stone house on the point as suggested previously by HARB. The Quill House will be removed and recreated in kind. There are three new buildings. Mr. Troilo stated when they were last before HARB they were at 14 to 15 units, and they are now at 13.

Ms. Stark made available 8 ½” by 11” versions of the elevation pages which is what HARB has purview over.

Mr. Heinz stated he feels that the Board needs to deal in depth with the existing Dougherty house which is at the point. He stated he would also like to know what the process is with regard to the Danny Quill House which is to be removed and reconstructed.

Mr. Heinz stated he feels the biggest consideration is the scale of the new units as front to back they are far larger than any of the other buildings that are there. He asked if there are representations available that show the relative mass of the buildings that are adjacent to one another and in consideration of the ones across the street. Mr. Troilo stated the elevations are on the Plan and are to the same scale.

Mr. Heinz asked if the drawings submitted will be available for review by the public, and Mr. Kirk agreed.

After reviewing the documents, Mr. Heinz asked that given the overall sizes are within 5' to 6' to the larger ones, and the Quill House is consistent in size with the new units, how are they related to the buildings across the street. Mr. Troilo stated the buildings across Yardley-Langhorne Road are larger. Mr. Heinz stated he feels the biggest impact when he looked at the elevations is that there is a front to back roof with the ridge going halfway across the center. He stated that is the high point. He stated it is really one big overall house size that is up two stories in the front and the back and then extends the extra 6' to 8' to the height of the peak. Mr. Heinz stated there are houses at the corner that both have a different representation from the street. He stated what you will see from the side coming down Yardley-Langhorne Road, will be the new units which are plain.

Mr. Troilo noted Building #2 has three different roof lines and offsets. He added that Buildings #1, #2, and #3 are the new buildings.

Mr. Heinz noted two buildings which he felt were plain, and he made suggestions with regard to the peaks that would add variability and visual interest. He stated he feels that could be easily remedied by changing the roof framing and improve the look of the front and side of the houses.

Ms. Stark stated while some of the shutters at the windows make sense, other areas do not have shutters because there is no room for them. She stated it might be considered to just eliminate the shutters for certain buildings. Mr. Heinz agreed adding that instead they might have a thicker trim piece around the edge.

Ms. Stark suggested that Mr. Troilo discuss with his architect what they would recommend.

Mr. Kirk stated he likes how the new buildings look but agrees with the Board comments about the shutters.

Ms. Stark stated the Board was in favor of changing the roof attitude and the use of shutters which should be easy to achieve although the roof changes will need to be studied.

Mr. Heinz asked that there be representations that could be added to the files that would show the relationship and the sizes of the buildings next to each other and with the buildings across the street. He stated he has heard complaints from residents about the DeLorenzo building that they had a very high ceiling in the lower level and the rest of the building was considerably higher than the buildings across the street and out of scale. Mr. Heinz stated Mr. Troilo could bring them back when the missing members of HARB might be present. He stated at this point, anything that is changed will have an impact on the Final drawings.

Mr. Kirk asked if Mr. Heinz wants to know the size of the proposed buildings in relation to the other buildings in the Edgewood Historic Village, and Mr. Heinz agreed. Mr. Kirk stated the maximum height permitted in the Village is 35' and all the buildings are under that as well. Mr. Heinz stated while he understands that, there is massing sizes and width and heights that make a difference including the pitch of the roof. Ms. Stark stated she feels the proportion in massing has been successfully met. Mr. Kirk stated these were shrunk down from what was originally proposed after comments made by the Board. He stated he does not see a problem with the sizes and feels they fit in with what is there.

Mr. Heinz moved and Ms. Stark seconded that we have the elements we have looked at – the shutters and the roof massing – to be studied and brought back at the next meeting. Motion carried with Mr. Kirk opposed.

With regard to the restoration of the corner house, Mr. Heinz stated the east side of the unit calls for 8" siding and the west side calls for 4" siding. Mr. Troilo stated he believes that it is supposed to be 6". Mr. Heinz asked what is the plan for the stone work that needs to be restored, and Mr. Troilo stated they intend to clean it up.

Mr. Heinz asked Mr. Troilo to describe what will be removed and replaced. Mr. Troilo stated ideally they would just take the existing roofing material off and make any repairs necessary. He stated they want to do as little disturbance as possible. Mr. Heinz stated he feels most of the Board would be in agreement

with that. Mr. Troilo noted that one porch has fallen off and the other is in bad shape. He stated they want to save anything they can just as they did at the corner with the Edgewood Café. Mr. Troilo stated a lot of the windows are gone, so they would need to replace those with windows of the same size and trim. Mr. Heinz stated he did not see those types of notes, and Ms. Stark stated they should clarify that.

Mr. Heinz moved, Mr. Stark seconded and it was unanimously carried that the Applicant come back with the Notes updated with accurate details about the specifications.

With regard to the Danny Quill House, Mr. Heinz stated the Plan shows a stonework veneer and it should all be wood. Mr. Troilo stated currently it is clapboard which they would just reproduce. He stated it is up on cinder-block, and he asked if they would want stone underneath like with new construction as he does not feel the Board would want cinderblock. Ms. Stark asked if it will have a basement, and Mr. Troilo agreed as it currently has a basement. Mr. Heinz asked if it going to be in the same foundation hole; and Mr. Troilo stated it is going to be in the same hole, but it will not be the same foundation. Ms. Stark stated she feels it would be appropriate to do a poured or block foundation. Mr. Heinz stated there should be no stone.

Ms. Stark asked about the gutter profile; and Mr. Troilo stated he believes what is there is half round, and Mr. Kirk agreed. Ms. Stark stated while she believes Mr. Troilo is in the right direction, the drawings do not seem to reflect what he would like to do. Mr. Kirk stated the drawings indicate seamless, K-style gutters. Ms. Stark stated she believes that they are showing boilerplate specs.

Ms. Stark moved and Mr. Heinz seconded that the Applicant allow his architect to scrub the drawings and get the right materials and specs in; and when the Applicant comes back in 4 weeks, they will have everything.

Mr. Heinz stated that he is concerned in general that when they do this site, that they are aware that some of the outbuildings that were around there might have “footprints that were left behind,” and there could have been some latrines, coal cellars, etc. He stated as things are being dug up, they should be aware of that, and they should conserve as much as possible what they find of a historical nature and make it available for future reference.

Mr. Heinz stated he is concerned after the house that was removed on Stony Hill Road was supposed to be re-constructed and that has not happened; and he does not want to see the three new buildings built and find out that we are waiting for the development of the others. Mr. Troilo stated the plan is to do all of them at the same time, and he believes that is in the Agreement.

Mr. Heinz stated his other concern is that as they remove things from the buildings that need to be replaced or repaired, that they be photographed and some records kept especially with the demolition of the Quill House so that information can be referred to as it is reconstructed.

Motion carried unanimously.

Mr. Troilo was thanked for his patience and his efforts.

There being no further business, Mr. Heinz moved, Mr. Kirk seconded and it was unanimously carried to adjourn the meeting.

Respectfully Submitted,

Mike Kirk, Secretary