

TOWNSHIP OF LOWER MAKEFIELD  
HISTORICAL ARCHITECTURAL REVIEW BOARD  
MINUTES – APRIL 12, 2022

The regular meeting of the Historical Architectural Review Board of the Township of Lower Makefield was held remotely on April 12, 2022. Mr. Heinz called the meeting to order at 6:00 p.m.

Those present:

Historical Architectural Review Board: Stephen Heinz, Chair  
Jeff Hirko, Vice Chair  
Jennifer Stark, Secretary  
Michael Kirk, Member/Code Enforcement Officer  
Liuba Lashchyk, Member

Others: Daniel Grenier, Supervisor Liaison

#### APPROVAL OF MINUTES

Ms. Stark moved, Mr. Hirko seconded and it was unanimously carried to approve the Minutes of March 8, 2022

1674 EDGEWOOD ROAD (Tax Parcel #20-021-003)  
Discussion of Revised Building Renderings and Plans  
Owner: Cameron C. & Olga Jean Troilo

Mr. C. T. Troilo was present and the Revised Plans which had been provided to the Board were shown. He stated after meeting with the Boards, they considered the suggestions made and revised the Plans. He stated they reduced the number of buildings as at the last time they met with HARB they had the old stone building, the Quill House, a six-unit building, and two four-unit buildings with a total of seventeen Residential units. He stated they deleted one of the four-unit buildings and added an addition to the Quill House. He stated that reduced the number to fourteen units and added quite a bit of green space. He noted the area marked as Community Area for grilling and activities like that. He stated they staggered the buildings a little bit and added covered porches to the front which was a recommendation that people had. He stated in reducing the number of units by deleting the one building, they were able to fit the required parking on the site so they no longer need to request off-site parking.

Mr. Troilo stated they looked at moving the parking either parallel to Yardley-Langhorne or Edgewood Road; however, that gave the feel of more of a strip mall.

Mr. Troilo stated there are some things that they did not change, and they are still asking to not have sidewalks on Yardley-Langhorne Road so they can reduce their interaction with PennDOT as Yardley-Langhorne Road is a PennDOT road. He stated they are proposing sidewalks on Edgewood Road.

Mr. Troilo stated another change is that they are asking to remove the Quill House and reconstruct it the same size and shape and perhaps stripping the siding off and re-using it on the new structure and having a one-unit addition. He stated the more they looked at the house, the more it did not seem feasible to restore it adding that the foundation does not look very good.

Mr. Troilo stated concerns had been expressed about the scale so they prepared some renderings of the buildings. A view looking across Yardley-Langhorne Road was shown. Mr. Troilo stated the old stone house is shown on the right, the six-unit building is in the middle, and the four unit-building is on the left. Parking would be behind the four-unit building. A view looking up Yardley-Langhorne Road was shown closer toward the CVS, and on the far right is the old stone building.

Mr. Kirk stated he had sent Mr. Troilo e-mails with some feedback from the Board members with regard to the stoops on the front of the buildings, but Mr. Troilo stated he did not receive those e-mails. Mr. Troilo stated it would be possible to have stoops on the front of the buildings. Mr. Grenier stated he would be concerned about a door at grade with regard to water intrusion, and he asked if there is anything in the Township Code that requires a specific type of stoop instead of a door being at grade. Mr. Heinz stated that might have something to do with the computer rendering process, and he assumes that there would be a differentiation and the porches would do that if that was done even if it is only 16" to 18" above grade. He stated that would make a big difference in terms of relationship with the street.

Mr. Majewski stated in answer to Mr. Grenier's question, there are certain parameters, and you cannot have a building right at grade, and there would probably have to be at least one step down. Mr. Majewski asked if there will be basements, and Mr. Troilo stated he believes that they are planning on basements. Mr. Kirk stated it is required by the Building Code to have a landing outside of an egress door.

Mr. Majewski stated the view shown is toward CVS looking back toward the intersection of Edgewood Road, and the existing Ishmael House is the third building on the right.

Mr. Majewski noted that the primary purpose of HARB is to look at the buildings and their relation to each other and the surrounding area so the porches and the general look and feel of the buildings is important.

A rendering was shown looking from the neighbor's property into the development, and on the left is the frame house, on the right is the four-unit, and in the middle is the six-unit. On the right is Yardley-Langhorne Road, and on the left is Edgewood.

Mr. Grenier asked if Dr. Cimino has seen these renderings, and Mr. Troilo stated he believes Mr. Majewski may have forwarded these to him.

Mr. Troilo stated that while they plan to talk to Dr. Cimino, they have not met with him yet. Mr. Majewski stated information was forwarded to Dr. Cimino.

A rendering was shown from Edgewood Road by the entrance to DeLorenzo's. On the right is the frame house, in the middle is the six-unit, and on the left is the stone house on the point. Mr. Troilo stated you can also see a part of the four-unit. Mr. Heinz asked if the house on the right of the rendering is the Quill House, and Mr. Troilo agreed. Mr. Heinz stated that was modeled in the parameters of the existing structure and existing envelope, and Mr. Troilo agreed. Mr. Troilo added that is the same with the stone house on the corner; and while there are some added windows and treatments, it is to scale with the other houses that are there. Mr. Majewski asked if the windows were added on this side or was that on another view, and Mr. Troilo stated on the two wings of the stone house, there are single windows there and double windows have been added and the porch is extended out a little bit.

A rendering was shown from Edgewood, and on the right is the re-constructed Quill House, the six-unit, and you can just see the edge of the stone house on the point. He stated this is by the stop sign looking back toward the houses. Mr. Kirk asked if the stop sign would be to the left, and Mr. Troilo agreed. A rendering was shown from Yardley-Langhorne Road closer to the skateboard shop looking across Yardley-Langhorne, and to the right is the stone house, then the six-unit, the four-unit, and a view into the top of the parking lot.

Ms. Stark asked if the architect considered how he is venting the furnace, and she asked if there will be chimneys; and Mr. Troilo stated while they did not talk about that, it is something that could be added.

Mr. Heinz stated the houses have a façade that presents a plainer face at the road edge even though there is a little bit of an offset, and he feels that would be handled with a porch where one side would be set back. Mr. Hirko stated he agrees; and since there are probably going to be basements, they will be raised up a little bit which lends them to porches on the front which would change the definition of the front of the building. Mr. Heinz stated a porch similar to the one that is shown on the right as part of the corner house would be a place to put plants and chairs and would be an amenity. He stated it also has an effect on how the house presents itself to the street.

Mr. Grenier asked if there are TND requirements with regard to porches. Mr. Heinz stated some time ago he did a sketch of the idea that the front face of a twin house with a party wall down the center would be offset enough so that there could be a small porch on one side, and the other side could be plainer. He stated instead of having a shed roof that comes down toward the street with dormers, one side could be a gable end facing the street and the other one would be setback with a porch that will create the idea that the house is really one big house with the porch on one side. He stated the entrance to the other side could be on the other side of the building entirely. He stated he would be willing to send out his sketch.

Ms. Lashchuk asked how people would access the main entrance to the apartments that are facing Yardley- Langhorne if there are no sidewalks, and she asked if they would have to walk in the grass. Mr. Troilo stated they would use the sidewalk from the parking lot to the rear of the units. Ms. Lashchuk asked if it is a “decoration entrance” in the front, and Mr. Troilo agreed. Mr. Troilo stated the primary entrance would be from the back. Ms. Lashchuk asked why they are not proposing a sidewalk in the front; and Mr. Troilo stated the problem is dealing with PennDOT, and if they can avoid that, they would like to. Ms. Lashchuk stated she feels having porches would present a different look but that would also call for having a sidewalk accessing the porch and main entrance. She stated she feels the porches would be feasible if the one unit was pushed back although she does not know how that will impact the rear portion of the buildings in terms of clearances with the other homes.

Mr. Majewski stated that the Ordinance requires that 60% of the buildings need to have a porch, and the porch minimum size is 120 square feet. He stated it cannot be enclosed.

Mr. Grenier asked if porches are proposed on the side that has access to the parking lot; and Mr. Troilo stated that was proposed to be the main entrance, and there would be a covered area. He stated he understands they are looking for more of a porch, and they will need to look into that. He stated he understands what Mr. Heinz discussed with regard to having a larger offset with one side with a porch and the other side being different. He stated possibly some would have porches on the front side and others would have them on the rear side.

Mr. Grenier asked the Board's thoughts on the scale of the buildings themselves compared to the rest of the District. Mr. Hirko stated he feels the only thing that was constructed in the Village that would be comparable would be DeLorenzo's. He stated the buildings being proposed are a little bit bigger than the existing homes. He stated he likes the idea of the bigger setbacks with the porches, and he would like to see sidewalks on the Yardley-Langhorne Road side. Ms. Lashchuk stated she agrees. She also stated she is also in favor of the possibility of having a porch on the one unit, and the next one does not have to have the porch. Mr. Hirko stated if they offset the buildings a little more than they are now drawn, there could be a porch on the left side of the building in the front, and the porch on the right side of the building could be on the back.

Mr. Heinz stated he feels that having the sidewalks would create a slow-down condition for people driving through the Village which he believes was one of the reasons behind requiring sidewalks and porches so it makes the relationship of the properties closer to the street and creates more of a walking village.

Mr. Grenier stated he feels people in the area will want to walk on this sidewalk to get to CVS, the ATM, restaurants, etc. He stated he feels the sidewalk is integral to integrating this portion of the Village to the other parts of the area and eventually up to Prickett Preserve.

Mr. Heinz stated Mr. Troilo discussed adding some windows, and he feels those windows have to be in the same scale as the original windows in the house even though they might not meet current requirements for egress adding there are ways to get around that by putting operable windows that have a whole opening even if they look like double-hung windows. Mr. Troilo stated he made a note about the window size in that building. Mr. Heinz stated he believes that for

Residential historic structures, the Building Code has certain grandfathered conditions that would allow for the smaller window size; and if new windows are put in, there are ways that could be done to make it appear from the street to be historically correct.

Mr. Heinz stated with regard to the six-unit building, he feels it is “rather massive;” and he hopes that they could take some of that 30’ opening and find a way to put a “single-wide building” in there with one apartment above the other. He stated that would reduce the massing of it, and start to allow for the roofs to be more similar in pitch to the ones that are already there. He stated the one that was drawn for the Quill House is “pretty close but it might be a little bit flatter than has actually been built.” He stated it would be nice if one side would have a gable end facing the street with a steeper pitch of about 10/12 or 8/12.

Mr. Grenier asked how the Board feels about taking down the existing structure and re-building it at a different part of the site. Mr. Troilo stated they are proposing to reconstruct it at the same location with an addition on the back. Mr. Heinz stated he feels there will be input on this tomorrow night from the Historic Commission as Dr. Heinz has told him they should be allowed to take down the house. Mr. Heinz stated he believes that the house could be shored up in such a manner with the addition to be built with “a little more structure which would have an armature that would reach out and hold up the front wall” so that the house would not have to be taken down. He stated he recalls what happened at the Celli House when there was a promise when the Demolition Permit was issued that it would be re-constructed, but that was never done. He stated he is concerned with the historic fabric. He asked about the possibility of leaving just the front wall or possibly the front and the two wing walls on the sides to go back to the porch and from there go back and do what needs to be done to make it structurally-sound, and he asked that be investigated. Mr. Troilo stated he understands what Mr. Heinz is asking for, but he added that they were not involved with the Celli House at the time it was taken down.

Mr. Heinz stated he feels they could try to “take apart the six-unit building and make it into a four-unit building with another two-unit building” which would help the sense of being “pieces of construction that fill the site with a pretty solid density and take it out of the massiveness of that building.”

Mr. Heinz asked in terms of massing, if Mr. Troilo and his architect could look at the other buildings in the Village and get pictures of them with a “scaler on them,” that could be put adjacent to the new construction with elevations of both buildings side by side and the width of the buildings as well and “deal with” how they look from the street in comparison to other buildings that are in the Historic District; and Mr. Troilo agreed to look into that.

Ms. Lashchuk stated on the two units facing Yardley-Langhorne Road, she feels they should be slightly different so that they are not identical. She asked in terms of parking that they make a point of having some landscape screening with tall, thin evergreens so that the neighbors do not have to look at a parking lot. Mr. Troilo stated there will be landscaping. Mr. Grenier asked the buffer requirement between the two Lots, and Mr. Majewski stated it is 5’. Mr. Majewski stated parking lots are required to have a buffer of shrubs and/or a low fence so that it looks like a neighborhood hedgerow.

Dr. Ernest Cimino stated he is the business owner at the adjacent property at 1666 Edgewood Road. He stated he is still concerned that the new rendition has a density of 18.4 units per acre or 14 units for this property, and he feels this density is still unfavorable. He suggested that they drop the unit density down to 15 for this three-quarters of an acre which would be 12 units – eliminating two. He stated they could accomplish that by eliminating the addition on the Quill House, and he would move the six-unit building and make sure that the building in the middle was the four-unit building which could then have a larger setback from Yardley-Langhorne Road. He stated he would make the last building, the one that is closest to the CVS, the six-unit building. He stated with the reduction in units, they would then have less need for parking; and the building that is closest to the CVS with the six units and a bigger footprint could be moved further down the road since there would be fewer parking spaces which would make room for the footprint of the building. He stated he feels there should also be a sidewalk and functional front porches on Yardley-Langhorne Road, and he feels that could be accomplished by reducing the units, eliminating a few of the parking spaces, which he believes would be four spaces, and moving the six-unit building to the opposite corner and not in the middle.

Mr. Heinz stated the Board did discuss changing the massing, and taking that one unit that backs up to the double unit along Yardley-Langhorne Road and turning it 90 degrees and putting it close to the edge would help. He stated if that means that the back addition on the Quill House would be dropped, that would “help be able to fit that in.” Mr. Heinz stated Mr. Troilo could discuss this with his architect. He stated if they deal with the streetscape

“instead of just a massive rendering and do it as the line drawing” and look at how the massing goes together and what the presentation is from the street, he feels there will be a “different way of looking at this;” and putting it up against the massing of other buildings in the Historic District, it will probably help to clarify that as well.

Dr. Cimino stated the new Plan has certain Variance requests for the front porches and the sidewalk on Yardley-Langhorne Road; and he feels if this property is over-developed and too dense, it is a precedent for the next property owner such as himself or “whoever takes over his property” to build and disregard some of the guidelines based on the precedent set in 2022.

Mr. Grenier stated he is not sure that Dr. Cimino heard the full discussion, but this Board and other Boards who have seen this Plan have made statements regarding the need for sidewalks and interconnectedness and concerns about density issues and the porches. He stated he appreciates everyone’s efforts to keep this going in the right direction. He asked Mr. Troilo to see what he can do.

Mr. Heinz thanked Mr. Troilo for his response as he keeps coming back and making movements in the direction to what HARB has discussed as to their concerns, and he hopes that Mr. Troilo will go back and make some adjustments. Mr. Heinz stated he believes the Overlay was “something to help the developer make it worthwhile.” He stated if some further adjustment in the density can make this work, he hopes that Mr. Troilo will consider that. He stated the way Mr. Troilo is approaching this is a way that they can work together toward a goal.

Mr. Troilo stated he appreciates the input, and he will look into this further.

#### DISCUSSION ON THE AD HOC COMMITTEE RECOMMENDATIONS REPORT FOR PATTERSON FARM

Mr. Grenier asked from a HARB regulatory perspective, is there anything specific to this area or would it just that HARB has a lot of experience dealing with these types of issues so that it would be more advice/guidance. Mr. Majewski stated it is not in the purview of HARB to review anything outside of the scope of Edgewood Village; however, as a courtesy to HARB given that they have a lot of experience in this realm, Mr. Heinz wanted to see if HARB had any comments or recommendations on the Report. Mr. Majewski stated as with all Township



Advisory Committees, they can provide whatever advice they want; and if there are comments they want to provide, he is sure that the Township and the Board of Supervisors would welcome those comments. Mr. Grenier stated he feels that HARB's input on this as the Township goes through the process would be well appreciated given their experience.

Mr. Heinz stated he listened to the presentation before the Board of Supervisors and one of the recommendations was "that it would be under the Oversight of HARB in terms of any further development and any adjustments to the existing buildings." He stated while this was not voted on "or taken up as a directive," it is something that HARB would want to discuss as to how to do that. He stated this is similar to what happened when HARB was given oversight on the shopping centers which are not really part of the Historic Village, but they were asked to review signage and other items like that in the past. Mr. Heinz asked if there are any specific items that were covered in the Report that the Board would like to discuss. He stated they could Table this discussion and consider it at a later time if everyone has not been able to review the Report.

Mr. Hirko stated he was unable to open up the Report.

Mr. Heinz stated he believes that HARB has looked at the AOY building and the porches that were added, and HARB met with AOY to discuss how to proceed with changes they wanted to make about eight to nine years ago. He stated given its relationship to the Village, the Board might want to look at making some recommendations as to how HARB could help, and he particularly noted the Satterthwaite House and alterations to that property.

Mr. Grenier stated HARB should be aware of the presentation that was made to the Board of Supervisors in addition to the Report since the presentation provided information as to what the Committee was looking at, how they were looking at, and what they were tasked to do. He stated that could be explained in more detail at the next meeting of HARB so that when they look at the Report, they will have a better understanding. Mr. Grenier stated the presentation can be viewed on the Township Website, and Mr. Majewski agreed to provide a link to the presentation. He stated he can also provide a print-out of the Report if necessary that HARB could borrow.

Mr. Heinz moved, Mr. Hirko seconded and it was unanimously carried to Table the discussion until all Board members have had a chance to review the document.

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There being no further business, Ms. Stark moved, Ms. Lashchuk seconded and it was unanimously carried to adjourn the meeting at 7:05 p.m.

Respectfully Submitted,

Jennifer Stark, Secretary