TOWNSHIP OF LOWER MAKEFIELD

HISTORICAL ARCITECTURAL REVIEW BOARD

MINUTES – AUGUST 8, 2023

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

Lower Makefield was held remotely on August 8, 2023. Mr. Heinz called the meeting

to order at 6:01 p.m.

Those present:

Historical Architectural Review Board: Stephen Heinz, Chair

 Jennifer, Stark, Secretary

 Jeff Hirko, Member

 Liuba Lashchyk, Member

Absent: Mike Kirk, HARB Member/Code Enforcement Officer

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

930 Vansant Drive (Prickett Preserve at Edgewood)

Demolition of Small Porch Addition)

Applicant: DeLuca Homes

Mr. Joe DeLuca and Mr. Paul Johnson were present.

Mr. Johnson showed slides of the Prickett House which is the original 1880’s

house on the property. He showed the apartments to the right which are

currently under construction, the location of the proposed Wegman’s, and the

barn being renovated. Mr. Johnson stated the house is set on a public, central

park area intended to be park space for the entire development.

Mr. Johnson stated the house has had a few additions over time, and he

showed the various additions which have been added over the years to the

original square of the house. He noted the root house and the well house.

Mr. Johnson stated the intended use of the house is a café for breakfast, brunch,

and lunch and sandwiches to go. He stated they will be bringing in kitchen

equipment to the existing building, and there will be accessible upgrades with a

new ramp to the front entry so that there is proper accessibility. He stated

otherwise they are keeping the footprint of the building the same except that

they are looking to remove the enclosed sun porch which was a later addition

and is in a state of disrepair.

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Mr. Johnson stated they are looking to renovate the building and keep the

same appearance that it has now but with updated materials including a new

slate roof and proper downspouts, and it will match what is existing. He stated

the only significant change will be the accessible ramp. Mr. Johnson stated the

second floor will be left as is, and it will probably be used as office space for the

restaurant.

Mr. Johnson showed images of the proposed elevations after the renovation.

The ramp to be added was shown. He stated the covered porch stays, and

the general look of the building stays the same.

Mr. Hirko asked about the use, and Mr. Johnson stated it will be a café serving

breakfast and lunch. Mr. DeLuca stated there will be breakfast sandwiches,

pastries, breads, and coffee. Mr. Hirko asked if it will be like Edgewood Café,

and Mr. DeLuca agreed, although it would not have as much “sit-down” space,

 and it would be more to-go. He stated there will be a few tables to sit down

on the inside, but not quite as large as Edgewood Café.

Mr. Heinz stated the plan is to take away the enclosed, glassed-in sun porch,

but he feels this later addition helps the character of the east side of the

house, and removal would be a significant change. He stated while Mr. Johnson

stated it was in disrepair, part of restoration is taking what is there which is

nice about the structure and restoring it.

Mr. DeLuca stated he feels that patio structure was probably added within the

last thirty to thirty-five years and has not been kept up. He stated what they

are keeping is the historical part of the farmhouse and some of the later

additions to it. He stated they are not making any other modifications, and

they worked very hard to find a user who would have the least amount of

impact to the building so that they could keep the farmhouse in his original

state with the renovations that Mr. Johnson spoke about. Mr. DeLuca stated

he hopes that the Board will consider allowing the porch to be removed as it

is the latest addition that was made and will allow them to move ahead to

restore the farmhouse to a usable condition.

Mr. Hirko stated he agrees with Mr. Heinz and feels that the addition is an integral

part of the character of the farmhouse. He asked that they do what they can to

restore it. Mr. DeLuca stated there is no way to restore it, and it would have to be

re-built. Mr. Heinz stated he is sure that it needs a lot of repair. He stated putting

a new metal roof on it would make it the kind of space that would augment the

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house and make it a special location where people would not just stop in and get

coffee but could have a small meeting similar to what Java Jim’s seems to be able

to do as those tables in the morning are generally very full.

Ms. Stark noted the existing conditions slides. Mr. Johnson noted stated the

photos are now a few year’s old as the house has been sitting vacant for a couple

of years. Ms. Stark noted the slide of the proposed floor plan, and she asked if

the space being discussed would be a space where patrons could sit if it were

restored. She asked if there is a “step-down,” and Mr. Johnson stated there is a

step-down to this area. Ms. Stark asked what is the floor of this addition made

of, and Mr. Johnson stated it is slate, and the floor would need to be addressed.

Mr. DeLuca stated he believes that the foundation that it is on is in question,

and Mr. Johnson stated they do not have enough understanding of what it is.

Ms. Stark stated if it were to stay they would probably end up doing a new

foundation, making it level with the house floor so that it is accessible, and then

putting in a floor of their choice; and Mr. DeLuca stated that would be the correct

way to do it.

Mr. Heinz stated he suspects that the eastern exposure would be pleasant all

year round as there are some shade trees. He stated it also looks out onto the

large open space between the barn and the farmhouse. He stated he would

ask that they consider the value of this square footage that once taken away

could probably not be gotten back.

Ms. Lashchyk stated she is not sure about the roof; and if the addition were

to be kept, she questions what would happen with the roof. She stated there

is a sloped roof next to it, and she asked how it would tie in. Mr. Heinz agreed

that the transition would have to be re-worked. Ms. Lashchyk stated currently

it looks “a little strange” with the flat roof on top of the addition, and the whole

thing would have to be adjusted; and Mr. Heinz agreed.

Ms. Stark stated they are talking about re-framing a roof, changing the height

of the addition, and how it butts into the original house which is changing the

proportions and the massing which is not really what our goal is with preserva-

tion; and Ms. Lashchyk agreed. Ms. Stark asked at what point are we altering

this and losing the purity of the desire to maintain the integrity. Ms. Lashchyk

agreed.

Mr. Heinz stated he brought it up because he felt it would soften the edge a

little bit.

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Ms. Stark stated they could put a patio there since there is an exterior door on

that wall, and there could be a step down. Mr. Heinz stated there could be

awnings.

Mr. Johnson stated that could be usable space, and Mr. DeLuca stated they

could keep a patio there.

Mr. Heinz stated if the general intention is that they are restoring the house

to look as it was for the last fifty years and having the farmhouse be a focal

point in the green space, he feels it is a “value asset” to the site the way it is.

He stated he feels that it would be worthwhile to have the softened edge even

if it is not a fully-enclosed structure.

Mr. Heinz stated since these are not working drawing plans which have to

have HARB’s stamp of approval to proceed, he asked that the Applicant take

the general indication of the views of the Board and proceed with making

whatever adjustments seem to be desirable. Mr. DeLuca stated they do have

Plans attached to this. He stated they are only proposing to add the accessi-

bility ramp and to remove the porch area. He stated otherwise they will use

their resources and best effort to restore the farmhouse as Mr. Johnson

originally indicated including repointing of the stone. He stated they are not

cutting out windows or adding windows, and the farmhouse will be restored

“to its original glory.”

Mr. Heinz stated normally there would be colors provided particularly if they

are re-pointing, and they would want to see the standards are they are using

for the re-pointing of the stone because historic re-pointing of stone and what

is used currently are two different things.

Mr. DeLuca stated he would like to get Mr. Johnson started on the Final Plans

so he can get in for Building Permits as they are trying to bring the development

to life. He stated the colors of the building are shown, and they are not adding

stone. He stated they are only going to re-point areas of the stone that may

need to be re-pointed and are not re-pointing the whole building. He asked

that HARB consider approval tonight based on the two items that were

discussed. He stated the trim will be white, the slate roof is the color that is

there, and the stone will be as it is now. He stated there are no colors to

propose for the farmhouse.

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Mr. Heinz stated we normally have a color chart and that is part of the approval

process. He stated we do not currently have the revisions to our Standards

that we have been talking about, but that would be part of the submission that

would be required in the future. Mr. Heinz stated he feels the sense of HARB

is that we are in favor of what they are doing for the rest of the house, but he

asked if they could do something to deal with the patio to replace the enclosure

that is there now. He feels it would benefit everyone for them to come back

one more time for Final approval with the required specifications with color

charts and everything else that goes along with our standard submittal.

Mr. DeLuca stated they would like to remove the patio, and they could have an

on-grade patio; but the enclosure would be removed. He asked if the consensus

is that they can remove that structure. Mr. Heinz stated it seems that it is “two

for and two against.” He stated Mr. Kirk is not here to break the tie tonight.

Mr. Heinz stated if they were to come back, they would have their “normal

complement of personnel here,” and they could have a tie-breaker if necessary;

and he feels it would be worthwhile if they were to do that. Mr. DeLuca agreed

that they will come back one more time. He asked that they be advised if there

are any specifications HARB wants to see adding that the color chart will be

relatively simple because the colors that exist on the building will be the colors

that will be there when they are finished. He stated they will do a little bit more

formal of a submission and try to get on the next Agenda.

Mr. Heinz stated he is sure that Mr. Johnson knows the standard submittal

process including color charts, etc.

PENN COMMUNITY BANK (Tax Parcel #20-014-008)

732 Stony Hill Road Building #3 (Edgewood Crossing)

Sign and Porch Roof Color Alterations for Rebranding)

Applicant: Compass Sign Company

Mr. Phil Doerle was present from Compass Sign. Photos were shown of the

existing condition. Mr. Doerle stated the sign on the front of the building is

obscured by the tree because it has grown considerably since the bank opened

many years ago. A slide was shown of what they are proposing which is to replace

the existing wall sign with their new branded color and slightly updated logo.

He stated they are looking for a deep, rich blue color which is their new brand for

all their branches including the ones in Newtown and Quakertown. He stated

they are also asking for a free-standing sign. He stated there is a sign similar to

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it in Newtown on N. Sycamore at the intersection. He stated it is an externally-

illuminated sign with two goose-necks, one on either side, washing down and

over. He stated they are trying to maintain the look of the area. He stated the

free-standing sign allows them to not do too much other than raise the canopy

a little bit on the trees. He stated it also gives better visibility in every direction.

They also want to re-face the two existing low-profile directional signs as shown

on the slide. He stated this is basically a re-branding with one additional sign

that is more functional for that area since most people there have free-standing

signs rather than wall signs. It was noted that in the summertime, the sign on

the wall is totally obscured by the foliage.

Mr. Heinz asked if they are also changing the color of the canopy, and Mr. Doerle

stated that is the hope so that they can pull it all together. He stated they are

trying to re-align their brand and are going through each of their branches.

Mr. Heinz stated white columns and trim and the blue color for the roofing

would be an option. He stated the support structure for the drive-through is

going to remain white and trim on the corner boards is white as well.

Mr. Hirko stated he is in favor of what they are presenting. Ms. Lashchyk

stated she feels the blue with the gray siding looks pleasant. Ms. Stark stated

she likes Mr. Heinz’s suggestion going with white framing with the blue roof

as having the whole construction being blue could be a little heavy, and

Mr. Heinz agreed.

Mr. Heinz stated he feels putting the free-standing sign on the corner of

the lot makes sense and brings the street closer to the building in a way.

Ms. Stark moved, Mr. Hirko seconded and it was unanimously carried to

accept the Application as presented with the exception of the structural

framing for the canopy over the front door to be white to match the other

white features of the building, the corner boards, etc.

Mr. Heinz advised Mr. Doerle that he should check with the Township to

see what the next step would be to appear before the Board of Supervisors.

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

679 Heacock Road (Edgewood Village Shopping Center)

Sign Alterations

Applicant MRC Signs

Mr. Matt Clift was present from MRC Signs and stated this relates to the Wells

Fargo “refresh,” and they are currently updating their locations with their new

branding standards. He showed the Site Plan which includes an aerial photo

of where the signs will be located on the building. He showed a slide of the

existing and proposed locations, adding that Wells Fargo is proposing to re-

locate the front elevation sign from where it is located now in black on the

stone and looking to move it to the right with the updated branding in red.

He stated the next three signs are all similar and will all be the updated red

letters. He stated they are all non-illuminated.

A slide was shown of the second elevation on the drive-through side with

the signs having the new branding. He stated each elevation will be

patched and painting to match the existing, and then the new letter set will

be installed.

A slide was shown which was a detailed view showing the manufacturing of

the letters. He stated they will all be cut letters, and they are a 1” deep and

standing off of the wall.

Mr. Clift showed the rear elevation where they will be removing the black

letters and installing the red. He showed the fourth location on the side which

will also be like-for-like removing the black letters and replacing them with the

red letters in the same spot.

A slide was shown of the drive-up which will be a refresh of the standard

clearance signs to be white with a yellow border. Other traffic signs were

shown as well.

Ms. Stark, Mr. Hirko, and Ms. Lashchyk were satisfied with what was presented.

Mr. Heinz stated he was on the Board for the original presentation and there

was a consideration about the sign mounted on the left of the entrance, and

the stone was raised to the height that it is so that it could be the background

for the lettering. He stated the sign seems to be opposite the entrance from the

general parking lot. He stated “it might not be as valuable in terms of signage

with the red against the stone.” He stated it would probably be a different kind

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of lettering as well with “maybe a little more guts to it because it has to be

mounted with pins into the stone.” He stated he feels it would be a “more

valuable sign up against the stone.”

Mr. Clift stated he thinks they are seeking to move it is because it gets washed

out. Mr. Heinz stated he knows that the black did, but he feels if the red were

shifted, “it would be just as impressive.”

Mr. Heinz stated he did not see the specifications of the color, and Mr. Clift

showed where they are located on the slide. Mr. Clift stated it is their

traditional Wells Fargo red in a satin finish.

Mr. Clift asked if Mr. Heinz’s recommendation would be just for the front

elevation, and Mr. Heinz agreed. Mr. Heinz stated he feels having it on the

left of the door would be a lot more effective and “handsome.” Mr. Clift

stated he will make the recommendation to his client; and provided they are

okay with it, he will make the revisions and bring this back for approval.

MILESTONE BEHAVIORAL HEALTH (Tax Parcel #20-016-047)

1648 Yardley-Langhorne Road

Installation of Sign

Applicant: Eric Marseglia, Esq.

A gentleman representing Milestone Behavioral Health was present. Mr. Heinz

stated this matter is not on the Agenda for this evening. The gentleman stated

there were at the June meeting and were asked to come back. He stated they

contacted Mr. Kirk about coming back at the July meeting, and Mr. Kirk advised

that the July meeting was cancelled and that they would be on the Agenda for

the August meeting.

The gentleman stated they sent Mr. Kirk their rendering of the new sign about

one week ago to be on tonight’s Agenda. Mr. Heinz stated he is sorry that the

Board did not see what was submitted in advance.

The gentleman showed a slide of the sign and reminded the Board that they

were proposing to put up a sign at 1648 Yardley-Langhorne Road. He stated

when they were before the Board in June, they presented a picture of the

proposed sign which was a dark-stained wood with two six-by-six pieces of

antique barn wood that they were going to use as the posts and they were

going to frame the sign with that same wood. He showed the new drawing

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which was in response to the Board’s suggestions from the June meeting.

He stated the Board was not in favor of the antique wood and had suggested

pressure-treated wood. He stated the Board had felt that the sign was going

to be too dark, and it would be hard to see the logo, the address, and the words

on the sign. He stated there was also going to be a shelf underneath the sign

the way they were going to frame it, but the Board was concerned about water

sitting on the shelf.

The gentleman stated with the new design it will be standard four-by-four

pressure-treated posts, the sign will be white, and there is no longer a shelf

sitting below the sign. The sign will be attached to the posts with an “L”

bracket in each of the four corners. He stated the Board had also suggested

that they look at the other signs in the area, which they did; and what is now

proposed is more in line with most of the other signs.

Mr. Hirko stated he is fine with the revisions.

Ms. Stark stated she is as well and thanked the Applicant for being sensitive to

their comments adding they were trying to make sure that the sign would last a

long time. Ms. Stark asked if they are going to have ground lighting, and the

gentleman stated the only ground lighting they may do would be one or two

solar lights. He stated they are not very concerned about lighting the sign

since they are not open at night. He stated if they decide to have lighting

it would be one solar light on each side of the sign in the ground shining up

at the sign. Mr. Heinz stated they need to make sure that any lighting would

not have an impact on on-coming traffic.

Ms. Lashchyk stated she is in favor of what is proposed.

Mr. Heinz stated it seems that the center of the daisy on the sign is the only

color, and the gentleman stated the center of the daisy is yellow and the

grass is green adding that this is their logo that they have had for about

six years. Mr. Heinz asked if he has the color chart numbers for those

that could be added to the Application. The gentleman stated they do

have the colors. Mr. Heinz stated when this comes in for approval, it should

have that information attached for the final submission to be approved and

acted on by the Board of Supervisors adding that Mr. Majewski can help

with that.

Ms. Stark moved, Mr. Hirko seconded and it was unanimously carried to

approve as presented.

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DEFERRAL OF APPROVAL OF MINUTES

The Board did not act on approval of the Minutes from June 13, 2023.

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

was unanimously carried to adjourn the meeting at 7:00 p.m.

 Respectfully Submitted,

 Jennifer Stark, Secretary