

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
November 30, 2022**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, November 30, 2022 at Doylestown Borough Hall, 10 Doyle Street. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Kim Jacobsen, Denise Blasdale, Walt Keppler, Andy Happ, Constance Magnuson, Ralph Fey, Heather Walton, Marie Kovach, Student Member Jack Swartley, and Karyn Hyland, Director of Building and Zoning.

CALL TO ORDER: Ms. Jacobsen called the meeting to order at 7:30 PM.

MINUTES APPROVAL: On a motion from Mr. Happ, seconded by Mr. Keppler, the meeting minutes were approved.

SIGN APPLICATIONS:

46 East State Street, Mars Investment Properties LLC

Uri Abrams presented new business signs, which are being made by Bob Shaw and are a composite with vinyl lettering. They will not be illuminated. Ms. Walton made a motion to recommend a Certificate of Appropriateness to Borough Council; seconded by Mr. Happ and all members voted in favor.

25 West Court Street, Ellis Klein

Mr. Klein presented his application for his new business sign, to be held by the existing bracket, with no illumination. On a motion from Ms. Blasdale, seconded by Ms. Walton, the Board voted unanimously to recommend a Certificate of Appropriateness to Borough Council.

BUILDING APPLICATIONS:

19 West Court Street, John Wolstenholme

Kaitlyn Maskill presented the application on behalf of Mr. Wolstenholme, along with their client Dan Richards, to remove the bay window and add a roll-up garage door. The sidewalk will be repaired and the space will be available for several outdoor tables. The Board discussed whether the industrial look of the design would be appropriate for the neighborhood. Ms. Jacobsen suggested changing the man doors to a more industrial, 1920s look. On a motion from Mr. Fey, seconded by Mr. Keppler, the Board approved the application as submitted, with Ms. Blasdale and Ms. Kovach voting against approval.

110 South West Street, Gary Lorio

Mr. Lorio, Kyle Wood and Ralph Fey presented revised plans for the new home construction. The changes include the removal of a wrap-around porch, replaced with a classic front porch with columns, trim work was added to soften the façade, and there has been a reduction in the amount of stone work. Additionally, windows have been changed, materials have been adjusted a bit on the garage. Ms. Jacobsen, along with the other members, appreciated the changes made, although Ms. Jacobsen feels the front door is a bit small.

The plans include minimal downspouts, with pole gutters instead. Storm water management will be required as part of the design. Roofing will be a synthetic slate. The applicants and Board had lengthy discussion of the details, with the applicants agreeing to provide stone, color and trim samples once they have been chosen.

The front door was discussed at length, with the general opinion being a larger, single, grand door would be more appropriate. Additionally, larger stones are to be used on the corners, with at least 2 ½” thickness, the upper-third

of the carriage house will be a smooth shingle and will include an additional window. The dining room, West-facing windows will be a bay, with an offset corner. The bay window will be a metal roof, matching the breezeway, but will not be visible. The chimney will be stone to match the house and capped in slate.

On a recommendation from Ms. Jacobsen, seconded by Mr. Happ, the application was accepted as submitted and will be forwarded to Borough Council for a Certificate of Appropriateness, conditioned upon the notes above and submitted, and the applicant return with all material samples and finishes for a second Certificate of Appropriateness. All members voted in favor. New drawings will be submitted to Ms. Hyland.

NEW/OLD BUSINESS: Ms. Hyland provided an update on the Comprehensive Plan. The next meeting will be in December, to discuss the results of the survey, which had a fairly high response.

ADJOURNMENT: There being no further business before the Board, on a motion from Mr. Happ, and seconded by Mr. Keppler, the meeting was adjourned at 9:40PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary