

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
October 27, 2022**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, October 27, 2022 at Doylestown Borough Hall, 10 Doyle Street. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Denise Blasdale, Walt Keppler, Andy Happ, Constance Magnuson, 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 as corrected.

SIGN APPLICATIONS:

81 South Main Street, Yuko Gordon

Ms. Gordon presented her sign application for her new music school. There will be no lighting on the sign. Mr. Keppler recommended the application be approved as submitted, seconded by Mr. Happ and approved by all members in attendance.

BUILDING APPLICATIONS:

57 West Ashland Street, Clark Billie

This applicant did not attend the meeting. Ms. Hyland reviewed the materials for the new roof, which is planned to be Timberline Architectural shingle. No colors were selected on the application.

Ms. Blasdale made a motion to table the application, Mr. Keppler seconded, and all members agreed.

238 East Court Street, Richard Jackson

Mr. Happ recused himself from this application. Ellen Happ presented the application, along with the property owners, proposing a small addition on the back of the house with composite siding, windows similar to the existing home with dormers on each side. Additionally, the bay window is planned to be extended. The current white color scheme will be continued to the addition. Gutters and downspouts will be half-round, aluminum white to match the existing.

Ms. Hyland reminded the Board that this application is dependent on Zoning Hearing Board approval as well. Ms. Magnuson felt the columns looked slightly off balance and suggested they be slightly larger, while Ms. Happ explained their idea was for them to look more like simple posts rather than large columns, but the applicants will give that idea more thought.

Mr. Fey discussed his concern with the windows in the rear; he would prefer to see them closer together, which Ms. Happ would be able to do. The Board discussed this at length, and how the layout of the bedrooms on the second floor coincide with the windows.

On a motion from Mr. Keppler, seconded by Ms. Magnuson, the Board voted unanimously to recommend a Certificate of Appropriateness to Borough Council.

110 South West Street, Gary Lorio

Mr. Fey recused himself from the application, and presented the revised application with Kyle Wood, architect. Many of the Board's comments were taken into account from their last meeting, and the applicant made some adjustments to their original plan for the new home. Some of those adjustments included a lighter stone color, darker trim, and more appropriately sized, two-over-two windows closer together to better complement the neighborhood. Additionally, shutters were added along with a side dormer. Ms. Blasdale, while she sees the improvements, still feels the front door would look more residential in wood. Ms. Jacobsen sees several different styles in the design of this home, and some of the items seem out of place, including the porch. Additionally, the side elevation windows should not be the most prominent windows, as they are showing in the current plan. Ultimately, she'd like to see the removal of the wrap-around porch, and change the entry to have a porch roof detail and smaller, elegant entry, as well as the first floor windows would look better in the original grouping of three, and the side elevation consist of two windows with the stone extended higher. Mr. Fey reminded the Board that, as a larger corner property, the view of the side elevation is important to the entrance as well.

Ms. Hyland asked the Board to discuss the stone product being considered, as there are true stone homes in the neighborhood. The planned stone is real stone, although it is cut thin and veneer, which is visibly different than the existing stone homes nearby. The Board asked the applicants to provide samples of the proposed stone product at the next meeting. The applicant is opposed to using brick or stucco.

Ms. Magnuson is concerned that, while the designed home is beautiful, it may not fit well into the Borough and Councilmember Amy Taylor Popkin agreed. Ms. Popkin also shared an email from a neighbor who is opposed to the current design of the home but is looking forward to a new home being built there.

Councilmember Jennifer Jarret also offered her suggestions, as a neighbor and former HARB member. She feels this current design does not fit the neighborhood.

Ms. Jacobsen suggested the applicants return next month with revised plans as well as stone samples.

50 North Main Street, Worth & Worth

The applicant returned with an amendment to the Certificate of Appropriateness for the garage of this property to change the garage from stone to Boral siding. In addition to the proposed changes to materials, the façade wall is taller than previously approved. Ms. Jacobsen would prefer to see the garage more open as a covered carport, although the enclosed garages are preferred by the condo buyers. Mr. Keppler and Ms. Magnuson agreed the stone is a preferred look and softens the building. Ultimately, an 18inch brick base with a lighter color Boral siding façade was agreed upon, as well as trellises with vines to soften the look.

The applicants will return at the next meeting with new drawings as well as material samples.

NEW/OLD BUSINESS: Ms. Hyland provided an update on the Comprehensive Plan. The survey has been distributed. The next meeting will be in December, to discuss the results.

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