

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
September 22, 2022**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, September 22, 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, Anthony Hita, Student Member Jack Swartley, and Karyn Hyland, Director of Building and Zoning.

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

MINUTES APPROVAL: On a motion from Ms. Blasdale, seconded by Mr. Happ, the meeting minutes were approved as corrected.

SIGN APPLICATIONS:

46 East State Street, Lori Mondeaux

Uri Abrams, property owner, presented the application for a new business sign. Bob Shaw Signs is making the sign of a composite material, to be hung on a new bracket, and will not be lighted. On a motion from Ms. Kovach, seconded by Mr. Hita, all members voted in favor of forwarding the application to Borough Council for a Certificate of Appropriateness.

BUILDING APPLICATIONS:

289-291 West Court Street, Celina Doucette

Rick Brown, architect, and property owner Celina Doucette, presented further details on the planned window replacement. A sample window was shown, and Rick noted the existing window trim will be carefully removed, preserved, and reinstalled around the new windows. The new windows will be aluminum-clad over wood, one-over-one. After taking the Board's concerns into consideration, the windows will be white. The two dormer windows in the rear of the building would be an awning-style window without muntions. The first floor shutters at the porch will remain, along with the original doors, but painted black.

Mr. Happ and Ms. Blasdale would prefer to see divided-light windows remain on the rear dormers, in keeping with the history of the home. The applicant agreed with that suggestion. Ms. Kovach asked if the front porch is planned for any updates; there are plans to renovate the porch but will be presented at a later time.

Councilmember Amy Taylor Popkin asked about the peaked gables on the front of the building, and suggested looking under the siding, as there might be some beautiful shingles underneath.

Mr. Happ made a motion to accept the application which includes retaining and restoring the existing wood decorative casings, existing shutters and door to be painted black, rear roof dormers will be three-over-three, divided light, white Marvin Elevated, wood-clad windows. The curved windows on the upper levels, if cannot be repaired, can be replaced. Mr. Keppler seconded the motion and all members in attendance voted in favor of forwarding the application to Borough Council for a Certificate of Appropriateness.

180 Green Street, Claire Williams

Claire Williams presented her application to replace the current slate roof with a two-ply shingle roof, which is easier on her budget. She plans to use Timberline shingles in a charcoal color. Preapproved materials from the Borough are a Slateline shingle, which is more expensive. The applicant understands her choice in material to be a better quality and is more affordable.

Mr. Happ explained the Board's responsibility to maintain the integrity of historic buildings in the Borough, and while slate or Slateline would be preferable, budgets are something to be considered as well. On a motion from Mr. Keppler, and seconded by Mr. Hita, all members, with the exception of Ms. Blasdale, voted in favor of forwarding the application to Borough Council for a Certificate of Appropriateness.

227 West Court Street, Paul & Colleen Guippone

The Guippones presented their application to add a detached garage to their property, to match the addition on the home. Planned are a black metal roof, black windows and doors, and a Hardie plank siding. The foundation is designed to be grey stone to match the existing parking pad.

On a motion from Mr. Keppler, seconded by Ms. Magnuson, the Board unanimously approved the application as submitted, with the note that the Hardie siding be smooth. The application will be forwarded to Borough Council for a Certificate of Appropriateness.

110 South West Street, Gary Lorio

Mr. Lorio, property owner, and Kyle Wood, architect, presented their application to demolish the existing home and presented plans for the new home to be built in its place that better suits the neighborhood. The proposed home includes a semi-detached garage. The applicants understand there will be required variances as part of this project.

The Board discussed the demolition as a first and separate discussion. Mr. Happ and Ms. Blasdale agreed that the house doesn't have a particularly significant historic design or history. On a motion from Mr. Happ, and seconded by Ms. Blasdale, the Board voted unanimously to issue a Certificate of Appropriateness to demolish the current home.

Regarding the planned new home, Ms. Blasdale would prefer to see a more traditional style window design. Mr. Hita likes the stone look of the home, as well as the lighter color, but would prefer to see other warm colors than grey in the trim, which is a contemporary look. Ms. Magnuson would prefer some changes to the left side façade, and worries it's too contemporary for the area. Mr. Wood explained while the design does have some contemporary concepts, it is a traditional home. Ms. Magnuson would also like to see shutters, although Mr. Hita disagreed. Ms. Blasdale suggested a different style of front door. The applicants agreed to look at the size of the windows and perhaps make them a bit smaller.

Councilperson Amy Taylor Popkin gave suggestions regarding the left elevation, and suggested the roof line be adjusted, and the smaller window be above the larger window, instead of the current plan. She also would like to see something other than a thin, veneer stone. Mr. Wood explained it is a true, cut stone. She would also like to see something other than a black window; Mr. Wood noted they are looking at a dark gray or blue window, with a lighter stone. She is looking forward to seeing the material selections.

Councilperson Jennifer Jarret spoke on the stone, and her concern that it doesn't compare to the stone-built homes on the same street. She doesn't feel this initial design quite fits the neighborhood. Mr. Wood explained the stone to be cut will be actual cut stone and will not be thin. Samples will be provided at future meetings.

NEW/OLD BUSINESS: Ms. Hyland provided an update on the Comprehensive Plan. The survey has been agreed upon and will be provided to the public soon. The next meeting will be held in December.

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 9:05PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary