

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
THURSDAY, JULY 27, 2023**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, July 27, 2023 at Borough Hall, 10 Doyle Street. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Kim Jacobsen, Denise Blasdale, Andy Happ, Heather Walton, Walt Keppler, Constance Magnuson, student member Hayden Morocco, and Karyn Hyland, Director of Building and Zoning.

CALL TO ORDER: Ms. Jacobsen called the meeting to order at 7:30 PM and welcomed new member Richard Chase.

MINUTES APPROVAL: The June meeting minutes were approved as submitted. (Blasdale/Happ)

SIGN APPLICATIONS:

103 South Main Street, HG 103 Doylestown Real Estate Inc. – Herbert Sudfeld shared the application on behalf of the applicant for a new business sign, which will not be self-illuminated. The sign is designed to be black, although Ms. Jacobsen would prefer to see it dark grey, which Mr. Sudfeld agreed. The shingles are metal.

On a motion from Mr. Happ, the Board voted unanimously to forward the application, with a note that the roof color be a dark charcoal and there is no internal illumination of the sign, to Borough Council for a Certificate of Appropriateness.

56 South Main Street, Doylestown Historical Society – Donna Rhoades presented the application for a new sign showing the new logo colors, which is carved, single-sided, and with ground illumination. Mr. Happ discussed the challenge of uplighting, and will need to have appropriate angles.

On a motion from Ms. Blasdale, the application was unanimously approved as submitted and will be forwarded to Borough Council for the issuance of a Certificate of Appropriateness.

BUILDING APPLICATIONS:

171 West Oakland Avenue, Ashley Shartle – The applicant did not attend the meeting to answer questions the Board had regarding the application from a previous meeting.

24 Taylor Avenue, Lisa Peruto-Broad – John Wolstenholme attended the meeting, along with the property owners, to present the application to renovate the carriage house on this property. The application includes the replacement of existing windows with Pella Reserve Series windows, replace the two existing front doors with an X panel (which is a change from the presented application), and are closer to the existing doors, existing trim and siding is to be repainted and repaired where necessary, with colors to complement the brick and show as more historically accurate. The slate roof is planned to be replaced in kind. John also reviewed the brackets, trim and color scheme.

Ms. Blasdale made a motion to accept the application as submitted, with the change to the proposed door, seconded by Mr. Keppler, and was approved unanimously. The application will be forwarded to Borough Council for a Certificate of Appropriateness.

57 West Ashland Street, Clark Billie – Shan Lacaj presented the application to replace the slate roof with Timberline architectural shingles in a similar color. Mr. Happ asked if Slateline shingles were considered and would prefer to see that on this building. Mr. Lacaj explained that is cost prohibitive for the applicant. The property owner spoke on his desire to maintain the historic value of the building, and has spent a substantial

amount of money to do that. However, he does not want to spend the additional money on Slateline shingles. Mr. Happ explained the task of the HARB is to ensure the historic integrity of the district, and the proposed architectural shingles do not do that. Ms. Magnuson agreed with Mr. Happ, as this is a prominent Borough building.

Mr. Billie shared he does not feel he will have a choice but to replace the roof with a Slateline shingle, The resident of 160 East Oakland Avenue asked if Borough Council could decide to override the HARB recommendation. Ms. Jacobsen and Ms. Hyland explained that Council does make the final decision to approve or deny a Certificate of Appropriateness, based on recommendations from the HARB. There is an appeal process after the Council's decision, if necessary.

After a lengthy discussion, Ms. Blasdale's motion to accept the application, with the modification that a GAF Slateline shingle be used, was seconded by Mr. Keppler. The Board voted unanimously to forward that recommendation to Borough Council for final approval.

160 East Oakland Avenue, Kathleen Pelley – Ms. Pelley presented the application to replace the double-hung windows, with the exception of the third floor awning windows, with Anderson A-series windows. Mr. Happ suggested true, simulated divided windows as opposed to the look of a removable grill. Ms. Pelley asked if fixed outside grills could be used, with removable grills on the interior.

Mr. Happ made a motion to forward the application to Borough Council, with the changes including permanent exterior grills and removable interior grill for the seven windows visible from the street. All members voted in favor.

169 North Broad Street, Reiner Financial Group – An Anderson 400 Series picture window addition was presented by the Ralph Fey architect on behalf of the owners, as part of an interior renovation. Ms. Blasdale felt the size of the window seems large for the space, and Ms. Jacobsen suggested the window be more rectangular to fit the space more appropriately.

Mr. Happ recommended the application be approved as submitted with the adjusted size and interior grill. Ms. Blasdale seconded the application and all members voted in favor to forward the application to Borough Council for the issuance of a Certificate of Appropriateness.

NEW/OLD BUSINESS:

33 South Main Street – The applicant returned with several color options for the awning, based on previous discussions. Ms. Magnuson suggested the borders be limited to just the outside corner awnings, as well as increasing the width of the border to four inches.

Ms. Blasdale made a motion to accept the application as amended, seconded by Mr. Keppler and all members voted in favor.

Ms. Walton shared the pizza shop across State Street from her office installed a garage door style window, and did not appear before HARB. Ms. Hyland will check it out.

Comprehensive Plan Update – Mr. Happ shared details on the work continuing on the Comprehensive Plan.

ADJOURNMENT: There being no further business before the Board, the meeting was adjourned at 9:40PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary