

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
THURSDAY, OCTOBER 26, 2023**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, October 26, 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, Ralph Fey, Constance Magnuson, Heather Walton, Richard Chase, 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.

MINUTES APPROVAL: The September meeting minutes were approved as amended.

SIGN APPLICATIONS:

22 N. Main Street, Wadia Al-Daoud – The applicant attended the meeting to discuss the new vape shop, Miles City Vape and Smoke Shop. The sign in the front window will be decaled. There will be a sign hanging from an existing bracket on the façade of the building. Overall signage will be smaller in size and dimension to the sign from previous tenant in space.

On a motion from Mr. Happ, seconded by Ms. Walton and the Board unanimously approved the application to be submitted to Borough Council for a Certificate of Appropriateness.

BUILDING APPLICATIONS:

6-16 West State Street, Francisco Alarcon – Applicant was not in attendance. The Board agreed to push this item to the end of the agenda in case the applicant showed up late. The applicant did not appear at this meeting and Ms. Hyland gave a brief background to this application. This application has been brought to HARB as the result of an enforcement notice. The work done on this property was done sometime over the summer without any permitting. From a building code standpoint and without having received a permit, they were given a timeline to come into compliance. In this case it was 30-days. It seemed they were taking steps to come into compliance, so the timeline was extended when the HARB application was submitted in September. Ms. Hyland is ok to extend the timeline again and allow the applicant to appear in front of HARB in November. Ms. Hyland agrees this is a very conspicuous building and in a very prominent location. If extending the enforcement clock allows for a better chance for compliance, Hyland believes that is the appropriate route, within reason.

165 Washington Street, Phil Cacossa – Mr. Cacossa presented his application to replace the garage at the rear of 165 Washington Street. He is proposing a 2-story garage, which will be deeper and larger than the existing garage. The proposed garage will touch the garage next door but is structurally independent. The existing garage was built from a kit sometime in the 1950s or 1960s.

Ms. Blasdale noted that the upper windows are very small for the structure. She believes they should be full-size. She would prefer a 3'x4' window. The HARB would prefer the windows to be wood clad, Anderson 400 series. Mr. Fey spoke of the standards of building materials used in the Historic District and the proposed materials, including the cedar Hardie Plank, fall short of those standards. The silhouette is appropriate and pleasing. The Board suggested the applicant take notice of surrounding structures around this property that are of a similar age and incorporate some of those details into the design of the building. It should evoke the spirit of a carriage house rather than what is currently there.

Ms. Hyland reminded the applicant this project will require a zoning variance. The Board provided several suggestions to the applicant to help create a structure that will fit into the historic landscape of surrounding buildings.

Ms. Jacobson recommended this application be tabled while the applicant makes the necessary revisions. Ms. Hyland suggested Mr. Cacossa submit his Zoning Hearing Board application before moving along in the HARB process to make sure his project will be approved. Mr. Cacossa agreed to follow Ms. Hyland's suggestion.

317 Maple Avenue, Bob and Patti Carrier – Mr. and Mrs. Carrier presented their application to install Hardie Plank siding similar to what is on the house because the paint is peeling. It is unsightly and would be easier for future maintenance. It will be placed above the garage doors, and on the other three sides. Ms. Carrier provided photos of the siding where the paint is peeling.

Mr. Happ commented on the existing siding which is Dutch Lap. It is a different profile than the Hardie Plank on the house and Hardie does not currently offer a product that will replicate this look. Mr. Happ recommended to the applicants that they consider a product made by Westlake Building Products called True Exterior German Dutch Lap. It has that exact same profile of the existing siding, rather than the flat lap of the Hardie material. It is a poly ash material, and it does require painting, but it will hold the paint better than wood. Mr. Fey also spoke about the benefit of the poly ash material and the durability of the product. The True Exterior product is readily available at most lumber yards.

On a motion from Mr. Happ, seconded by Mr. Fey, the Board voted unanimously to approve the application as submitted to Borough Council for a Certificate of Appropriateness with the applicant agreeing to substitute the proposed Hardie Plank for the poly ash Westlake Building product True Exterior German Dutch Lap siding.

169 Mechanics Street, Mark and Deb Crick – Mr. and Mrs. Crick presented their application to replace the windows on their home. Ms. Hyland reported to the Board that windows needed to be replaced in response to a construction project at the home. There was originally a bank of 4 casement windows and the homeowner replaced them with three Anderson 400 series double hung windows. The existing windows are roughly the same size as the casement windows.

On a motion from Ms. Blasdale, seconded by Ms. Walton, the Board voted unanimously to approve the application as submitted to Borough Council for a Certificate of Appropriateness.

NEW/OLD BUSINESS:

At this meeting, the new homeowner of 137 Lafayette St, David Danyluk, appeared to make himself familiar with the process of making exterior changes to his home. He wanted to know what is and is not allowed within the purview of the Historic District. He gave a brief history of the home, built in 1977. The exterior of the home has not been updated since it was constructed. The Board was happy to speak with Mr. Danyluk, offering support and guidance. The Board also explained how their purpose is to maintain the integrity of the historic homes in town. Mr. Danyluk would like to consider adding a garage. He would like to maintain the contemporary character of the home and the Board agrees with his ideas. Mr. Fey offered advice and suggested the homeowner research various sources, such as the Secretary of the Interior's historic guidelines. Mr. Danyluk thanked the Board for their time and is looking forward to bringing his plans in front of HARB sometime in 2024.

Comprehensive Plan Update – Mr. Happ shared the work being done on the Comprehensive Plan.

The Planning Commission met for the regularly scheduled meeting earlier this week. There was a lot of reaction to the public comment. We had to refocus our strategy to stay on track. The BCPC consultants will be present at the next Comprehensive Plan meeting on the 2nd Tuesday of November.

The December meeting is currently scheduled for the Thursday following Christmas. Ms. Hyland can look for alternative dates if it is necessary.

ADJOURNMENT: There being no further business before the Board, the meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Erika Fellman
Meeting Minutes Secretary