

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
THURSDAY, NOVEMBER 30, 2023**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, November 30, 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, Marie Kovach, 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 October meeting minutes were approved as amended.

SIGN APPLICATIONS: None

BUILDING APPLICATIONS:

165 Washington Street, Phil Cacossa – Mr. Cacossa returned to the HARB with updated drawings. The new drawings reflect the suggested changes to the windows, the addition of shutters, and the change to the garage door to be more of a “carriage house” style. Mr. Fey asked whether the transom window in the drawings was being added. Mr. Cacossa confirmed there will be no addition of a transom to the final plans. Ms. Blasdale asked if the applicant would be willing to change to a 6 over 1 window style versus the proposed 1 over 1 style to remain consistent with the existing home. Mr. Cacossa agreed to make that change as well. The garage door will be an insulated metal door. The Board thinks Anderson Series 400 window model number TW2436 or TW2636 will be better suited due to the ratio of width to height as well as the aesthetic of the shutters. These windows are the same height as the proposed windows, but they adjust the width of the window to either 29 5/8” or 31 5/8”, respectively. The proposed shutters will be made of aluminum, although it has not been submitted with the application. The shutters on the house are already metal.

On a motion from Mr. Fey, seconded by Ms. Magnuson, the Board voted unanimously to approve the application as submitted to Borough Council for a Certificate of Appropriateness with the applicant agreeing to change the windows to the Anderson 400 series model number TW2436 or TW2636, that the aluminum shutters will be one half the width of the windows and that they will not extend past the trim or the height of the window, and that the windows will be a 6 over 1 configuration.

154 West Oakland Avenue, Darin Wassman, and Richard Brown – Mr. Darin Wassman, the homeowner, presented the application for the front porch and a gazebo in the rear yard. The gazebo will be in the backyard of the Oakland Ave side of the property. It will be timber framed with a stone fireplace matching the existing brownstone of the house. It will have a standing seam metal roof, either black, green, or brown, to blend with the existing structure. The front porch will be reconstructed. The porch was originally demolished in 1941. It was a wraparound porch. There are houses in the area which all have wraparound porches. The original stone footers are still buried beneath the yard. The porch deck will be constructed of bluestone. The homeowner is also proposing a decorated balustrade along the front. The porch roof will also be a metal roof.

Ms. Jacobsen started with the gazebo application. This will be located along the backside of the addition along Oakland Avenue. In the winter, it will be slightly visible. The chimney masonry will be matched as closely in color and shape as possible. The mortar joints are ribbon mortar joints. The chimney will be capped in stone. The roof of the gazebo will be a continuation of the existing roofline.

A new elevation drawing was provided to the HARB in reference to the front porch. The proposed porch will have a standing seam metal roof with built-in gutters. The applicant would like to use composite materials where possible. There will be wood used as well. The idea is to create period details that resemble the house's history. The homeowners would like to have cutout spandrels on the porch. Ms. Magnuson likes the details, but the Gothic-style windows really stand out to her. She feels the details on the proposed porch will take away from the windows. The porch ceiling will be vaulted to draw the eye to the windows. The spandrel cutout will be constructed of wood or MDF. Ms. Jacobsen asked about the height of the railings and whether they were too low. It may be a code requirement for higher railings. Ms. Hyland stated that it will depend on proposed elevation changes. Under the railings will be a masonry wall with a veneer

facing. Ms. Magnuson is concerned the foundation may not look correct if the stone is not identical to the existing home. An alternative would be to make a frame porch with a stucco face. Mr. Brown would like the standing seam roof color to blend into the home. Ms. Jacobsen thinks bronze would work best. Black and green never seem to look right. On the hips, it will be a standing seam rather than capped. The gutters are built into the roof. The downspouts will be copper to tie in with the existing downspouts on the home. The porch will have white trim with bluestone decking.

Mr. Earl R. Arrowood, Jr. of 147 W. Oakland Avenue spoke in favor of the planned changes to the home.

On a motion from Mr. Fey, seconded by Ms. Magnuson, the Board voted to approve the application as submitted to Borough Council for a Certificate of Appropriateness, with the applicant agreeing to make the stone and mortar of the chimney on the gazebo match the house as closely as possible, the standing seam metal roofs of the gazebo and porch to be bronze in color, the downspouts will be copper, the railing on the porch will be no less than 24" tall, the trim will be painted white, there will be no handrails on the steps and the grade will be augmented if required to create less than 30" height. Mr. Happ recused himself from this application.

6-16 West State Street, Francisco Alarcon – The applicant did not attend this meeting. Ms. Hyland informed the HARB that an email had been received late in the day. The applicant and his attorney planned to attend; however, sickness prevented the applicant from attending the meeting. Ms. Hyland advised the applicant his attorney could still attend, yet he chose not to. This is still an enforcement issue. A violation notice was sent on July 28, 2023. The violation notice was extended, and the applicant appeared before the HARB in September of 2023. He has been a no-show since that meeting. A citation will be filed with the District Court. The application can remain open if the HARB wishes. The question of the Health Department's compliance requirements is still unknown. The application in the packet is the original one. Nothing new has been submitted as of this date. Ms. Jacobsen is inclined to deny the application, but the denial will not affect the actions of the Borough. Ms. Hyland does not see the harm in keeping the application open.

On a motion from Ms. Walton, seconded by Mr. Happ, the Board voted unanimously to table this application.

NEW/OLD BUSINESS:

Old Business: The Enchanted Florist has made the required changes to the windows.

Comprehensive Plan Update – Mr. Happ briefly updated the Board on where the Planning Commission is in its timeline. The next Comprehensive Plan meeting will be held in the new year.

ADJOURNMENT: With no further business before the Board, the meeting was adjourned at 8:43 PM.

Respectfully Submitted,

Erika Fellman
Meeting Minutes Secretary