

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
THURSDAY, DECEMBER 28, 2023**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, December 28, 2023, at Borough Hall, 10 Doyle Street. The Doylestown Borough Historic and Architectural Review Board members were in attendance: Kim Jacobsen, Denise Blasdale, Andy Happ, Ralph Fey, Constance Magnuson, Richard Chase, 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 November meeting minutes were approved as submitted.

SIGN APPLICATIONS:

19 N. Main Street, John Wolff – Mr. Wolff would like to add signage over the sidewalk on the building. Bob Shaw Signs will be creating the sign. There will be no additional illumination other than what currently exists.

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

BUILDING APPLICATIONS:

41 E. Ashland Street, Ellen Happ – Ms. Happ, the architect, presented the application. This property was built in the 1970s as a spec building for office space. Dr. Wiggins has been the only occupant and owner of the building since it was constructed. His neurology office was initially housed in this space. He would now like to convert it into his primary residence. Ms. Happ is proposing to keep the existing footprint of the building. The owners would like to add a shallow front porch, an entrance porch, and a bedroom on the back of the property, a garage, and a small off-street parking area for two vehicles. They would also like a small garden space and a fenced-in backyard. It is a relatively small lot with some constraints. Ms. Happ proposes to paint the exterior brick and use Pella windows instead of the Anderson windows mentioned in the write-up. The windows are six-over-one. The chimney will be brick with a cap on the top. Ms. Happ would like to use 3-tab shingles, but they are hard to get right now. If it is not possible to get those, they will use laminate shingles in the same dark grey color. All the adjacent properties are significantly taller than this property. Ms. Happ is not proposing to recreate a Victorian structure like similar properties on the street.

Ms. Magnuson would like the front and rear dormer roof lines to be more in line with the roof ridge line. She believes this will help with the overall aesthetic of the house. Ms. Jacobsen asked about the width of the porch columns. She thinks they are a little too small for the scale of the roof and would suggest making them a little more extensive to fit the dimensions of the house (10” at the base and 8” at the top). Ms. Jacobsen said this is a great drawing and repurposing of the structure. The columns will be made of a composite material. The porch floor will be flagstone, and the foundation will be brick to match the house. Mr. Fey spoke of the proportions used in the drawing and was impressed with the transition.

On a motion from Ms. Blasdale and seconded by Ms. Magnuson, the Board voted unanimously to approve the application as submitted to the Borough Council for a Certificate of Appropriateness with the following changes. The windows will be Pella aluminum-clad wood windows with simulated divided light, the raising of the front shed dormer to reach the top elevation of the gable roof, and enlarging the front porch pillars to a 10” base and 8” top.

131 S. West Street, Karen Whitney – Ms. Whitney presented an application to install 21 new Marvin Signature series wood windows. This is Ms. Whitney’s third time in front of the HARB to discuss the windows on her Victorian twin home. These are the same windows that are installed at 272 W. Oakland Avenue. The wood windows will be painted white. There are no divisions in the lights on the current windows. The replacement windows will be sized to match the existing window openings. Ms. Whitney had experts come from the Heritage Conservancy. The experts told her that of all the windows in the home, only four original windows still exist. The “belfry” windows will not be changed since both sides of the twin house own that space.

On a motion from Ms. Magnuson and seconded by Mr. Happ, the Board voted unanimously to approve the application as submitted and presented to the Borough Council for a Certificate of Appropriateness.

61 E. State Street, Tom Dimmick – Mr. Dimmick, the architect, and the property owner, Mr. Bogey Rosypal, presented their application to renovate the first and second floors of the property. The applicants would like to add a small rear addition to the first-floor business unit, reconstruct the back wall, and add a second-floor apartment. They propose using smooth-face Hardie Plank siding, Andersen 400-series or similar Marvin aluminum-clad simulated divided windows, Timberlane shutters, and a standing seam pre-finished aluminum roof. They present imitation windows on the left side of the elevation because the existing building is within three feet of the property line, and no window openings are allowed for fire safety reasons. The imitation windows are proposed to add architectural interest to that side of the building.

Mr. Fey had questions about the new porch line and why the roof line is so much longer. Mr. Dimmick noted they are adding 5' to an existing sloping roofline to provide coverage. The extension will be replacing an awning that was damaged in a storm. The property owner would like to make it a permanent fixture. Mr. Fey would like the proportions of both porches on the front of the property to match. Ms. Jacobsen agrees. Mr. Fey noted the complicated nature of this project and applauded the work done by the architect.

On a motion from Mr. Happ and seconded by Ms. Blasdale, the Board voted unanimously to approve the application as submitted and presented to the Borough Council for a Certificate of Appropriateness with the following changes that drawings labeled addendum #1 and addendum #2 with changes to the left front porch as modified in drawings submitted at the meeting where the left side porch will more mimic the existing front porch.

84 E. Oakland Avenue, William Hopkins – Mr. Hopkins, the architect, is re-presenting an application for doors to St. Paul's Episcopal Church. The doors they are presenting are high-quality doors from a commercial aspect. The doors will remain red, and the hardware will be medium bronze. Ms. Hyland provided some background to the Board. It was presented a while ago, informally, without an application. It was more of a feedback-gathering mission.

There was a lengthy discussion among the members of the HARB and the applicants as to what was being presented and was provided originally. It was determined during this conversation that what was submitted digitally was not the same as what was introduced in the paper applications. Ms. Hyland informed the HARB that staff compile packets based on what is given.

On a motion made by Mr. Fey and seconded by Mr. Happ, the Board voted unanimously to approve the application as submitted digitally and presented to the Borough Council for a Certificate of Appropriateness based on the digital submissions, with edits to the shop drawing plans, which show divided transoms above each individual door.

NEW/OLD BUSINESS: Under Old Business, an attorney named Gabe Montenaro, representing Giovanni's Pizza, located at 6-16 W. State Street. He is here to discuss a previous appearance of his client in September of 2023. He is here today to hopefully have a more productive conversation and find a resolution to move forward. The window change was due to an accident when a pedestrian fell into the previous window, causing it to break. They made the change due to this emergency. Since the September meeting, a similar door has been installed in another building in the Historic District at 19 W. Court Street, at Artifact Brewing. Mr. Fey noted the door at Artifact is replacing what was originally a garage door. Mr. Fey pointed out that this was not the same as what had been done at the pizza shop. The door at Giovanni's is not consistent with the architecture of the building. Mr. Montenaro wants to find a compromise to work with all parties involved. Kung Fu Tea, next to Giovanni's, has replaced a large window that works with the architecture of the building. A solution was offered, which was to put back the same window. The applicant did not accept this option. Ms. Jacobsen told the attorney that the only options for this property are a window like the one in the business to the west of their property or the one to the east at Kung Fu Tea.

The HARB and the applicants from Giovanni's Pizza had a lengthy discussion about the door and its color. Ms. Hyland explained to the applicant's attorney how the process with HARB and Borough Council works. They asked for a moment to discuss their options. After a brief recess, the applicants and their attorney returned. The applicant is prepared to return with an application for a Certificate of Appropriateness and go through the permitting process of installation of a garage door of a similar size but with vertical framing and in the same color as Kung Fu Tea.

Ms. Jacobsen suggested the application be tabled again for the applicant to investigate their options further to maintain the historic integrity of the building. An additional discussion occurred where Ms. Hyland explained the legal process to the applicant's attorney, and Ms. Jacobsen, Mr. Fey, and Mr. Happ gave suggestions for manufacturers to research. The applicant and their attorney will return to the January HARB meeting to discuss their research findings and see the next steps of the process.

COMPREHENSIVE PLAN UPDATE was provided by Mr. Happ. The Planning Commission will meet again in mid-January and pick up where they left off at the end of 2023.

ADJOURNMENT: With no further business before the Board, the meeting was adjourned at 9:45 PM.

Respectfully Submitted,

Erika Fellman
Meeting Minutes Secretary