

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
March 23, 2023**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, March 23, 2023 at Central Bucks Regional Police Department, 229 North Broad Street. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Kim Jacobsen, Denise Blasdale, Constance Magnuson, Marie Kovach, Andy Happ, Walt Keppler, Anthony Hita, Heather Walton, Student Member Jack Swartley, 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 February meeting minutes were approved as submitted. (Blasdale/Magnuson)

SIGN APPLICATIONS: None.

BUILDING APPLICATIONS:

131 Cottage Street, Rita Stachel – Gerry Higgins, architect, appeared with Rita Stachel, with the application to remove an old barn as well as a storage shed behind the main home on the property. In response to questions from Mr. Fey, both Mr. Higgins as well as Ms. Blasdale discussed the history of the buildings; they date back to the 1920s. Mr. Higgins doesn't know of any historical significance to the neighborhood, and there is a significant amount of structural damage inside both buildings since they have not been used in some time. There is no plan to construct anything new; the yard will be restored. The foundation is cinder block and a slab. The windows are not original and there has been aluminum siding added over the years.

Frank Coulter, engineer, shared the interior floor joists are sagging several inches and there is a temporary wall supporting those joists. Randy Lott also shared his take on the condition of the buildings, which he agreed are in very poor condition. A neighbor, Michael Whyte of 135 Cottage Street, sent a letter in full support of the removal of those buildings due to their poor and unsafe condition. In addition to the crumbling structures, there is significant mold due to water damage inside the buildings.

On a motion from Mr. Keppler, and seconded by Ms. Blasdale, all members voted to accept the application as submitted. The application will be forwarded to Borough Council for a Certificate of Appropriateness.

238 West Court Street, David Roman & Allison McGarvey – The property owners appeared to discuss the revisions to their previous application and previously issued Certificate of Appropriateness. The Certificate lists approved two-over-two windows; however, they prefer one-over-one to match the house. Additionally, they would like to change the pergola to a structure with a full, metal roof. All other details will remain the same, including the addition of a dormer as suggested by the Board previously. There is a soldier course planned for above the garage door.

Mr. Roman asked if a second HARB submission is required if the driveway is changed; he is planning a Belgian block driveway. Ms. Hyland explained it is not a requirement to go before HARB.

On a motion Mr. Fey and seconded by Ms. Walton, all members voted in favor of approving the application as submitted with the added approval of any opening of the brick to have a soldier course if desired. The application will be forwarded to Borough Council for the issuance of a Certificate of Appropriateness.

238 East State Street, Robert and Cindy LoCosale – Jeremy Philo, architect, along with Ms. LoCosale, attended to share updated plans since their previous attendance. The application includes a two-story addition extending 17 feet with a den on the first floor and second floor master bedroom. The planned addition is set back from the original façade of the house to allow the historic portion of the home to remain the focus. The roof lines and trim will match the original home. The damaged chimney will be deconstructed and rebuilt in the same fashion. The flat roof and eave lines will match up to the existing home. In response to questions from Mr. Fey, the cornice is to be built up crown molding with a pole gutter to a copper downspout. The corner trim is a simple 4” with a bit of exposed foundation; no trim was planned. Mr. Fey suggested some type of trim at the bottom; Mr. Philo agreed to add trim around the addition. Ms. Blasdale asked for clarification of landscaping; Ms. LoCasale explained the approved removal of two trees that would interfere with the foundation and a landscape plan is being decided currently. The roof is to be a synthetic slate; a sample was shared with the Board.

Mr. Keppler and Mr. Fey applauded the applicants for a thorough application. Rick Brown shared his thoughts on trim along the bottom and agreed. On a motion from Ms. Blasdale and seconded by Mr. Happ, all members voted to approve the application as submitted with the addition of base trim board along the water table of the addition. The application will be forwarded to Borough Council for a Certificate of Appropriateness.

NEW/OLD BUSINESS:

Comprehensive Plan Update – Ms. Hyland discussed the last workshop meeting, which had a great turnout. A Saturday meeting may be planned at some point to allow for more people to attend who may not be able to participate during the week. She encouraged the Board to attend and share their valued input. Ms. Hyland also reminded the Board there is a website available sharing all of the Comprehensive Plan data and meeting information.

Spring Walk – The Board discussed their selections to include on their annual walk. Ms. Blasdale provided a list of suggested properties. The Board agreed on Sunday, May 21 at 2pm and will meet at the Hamilton Street parking lot. Borough Council and the Planning Commission will be invited as well.

Mr. Hita shared he is purchased a home outside of the Borough and next month will be his last month on the Board. He will provide a letter of resignation. The Board shared their excitement for him, but will miss his valued input.

ADJOURNMENT: There being no further business before the Board, the meeting was adjourned at 8:45PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary