

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
THURSDAY, JANUARY 25, 2024**

The Doylestown Borough Historic and Architectural Review Board held its regular meeting at 7:30 PM on Thursday, January 25, 2024, at Borough Hall, 10 Doyle Street. The following members attended: Kim Jacobsen, Denise Blasdale, Andy Happ, Ralph Fey, Constance Magnuson, Heather Walton, Marie Kovach 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 December meeting minutes were approved as submitted.

REORGANIZATION: The agenda was amended to include the Reorganization of the Historic and Architectural Review Board. The Board unanimously confirmed Kim Jacobsen as Chair and Denise Blasdale as Vice Chair for 2024.

SIGN APPLICATIONS:

50 N. Main Street – Eric Landolfi, the applicant, presented the signs for the Waters Edge Winery and Bistro, to be located on the ground floor of 50 N. Main Street. The words “Waters Edge” over the Liberty Bell will be in white acrylic letters, and the Liberty Bell itself will be a decal. The other sign on the front façade of the building will be acrylic letters as well. The signs and logos will not be directly illuminated.

Mr. Landolfi gave a brief background to Waters Edge Winery. Water’s Edge Winery is a franchise based in California. Each franchise location has a unique logo designating the area. This location will be the first in Pennsylvania. Mr. Landolfi decided the Liberty Bell was the perfect logo for this historic region. Ms. Jacobsen mentioned how the Liberty Bell did pass through Doylestown on its way to Allentown during the British occupation of Philadelphia during the American Revolution. She agreed that it is appropriate to include this symbol on the signage.

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

BUILDING APPLICATIONS:

159 Washington Street – Sean van Bastelaar, the homeowner, presented his application for a new roof. Mr. van Bastelaar noted the cost prohibition of the Slateline shingles. His application for Timberline shingles is more in line with his budget. He will replace the porch and high and flat roofs above the dormer on the third floor.

Mr. Happ and Mr. Fey asked whether the porch roof had the correct pitch for asphalt shingles. They both agreed that the proposed shingles are inappropriate for the porch roof. The porch roof should be made of a different material, either metal or something else. Mr. Happ recommended that the front-facing second-floor roof be a Slateline shingle, similar to what is currently on the house, and the remaining roof surfaces could be architectural or three-tab shingles since they are not visible. Mr. Fey recommended that the porch roof be metal in a medium bronze or slate gray color to match the shingles on the roof. The metal should have standing seams rather than a flat system. The applicant agreed with Mr. Happ and Mr. Fey’s recommendations as they will maintain historical integrity.

On a motion from Ms. Blasdale, seconded by Mr. Happ, the Board voted unanimously to recommend the application for approval as submitted to the Borough Council for a Certificate of Appropriateness with the following modifications: The front of the roof on the second floor should be Slateline type or similar shingle, the dormer and reverse gable roof should be architectural or three-tab shingles, similar to those presented in the application, and the porch roof should be a standing seam metal roof in either medium bronze or slate gray color.

110 S. Franklin Street – Dexter Chen, the applicant, presented his application for new windows. Mr. Fey recused himself from this application as the applicant is a partner in Mr. Fey’s architectural firm. Mr. Chen would like to replace all the vinyl windows in the home with painted wood windows. He will use a 2-over-2 divided light, similar to other houses in the neighborhood. He proposes replacing a few windows and would like to return to the HARB for permission to replace the remaining ones. The window presented for the bathroom will be scaled down to make it more than what was originally in the home.

Ms. Jacobsen noted that the original windows may have been 1-over-1, as this home is more prominent than some surrounding homes. She explained how the larger single panes of glass denoted more wealth than the smaller panes in the 2-over-2 windows. She recommended the applicant continue to look for photos of the house to see whether this was, in fact, the case, based on the period of construction and location of the home. Ms. Jacobsen suggested he check with Rutherford's Camera shop. The 2-over-2 windows in the addition in the back are appropriate. The style of this house is Queen Anne, and the 1-over-1 window is more accurate in this style of the home. Additional research may be necessary to determine what is appropriate for this home.

On a motion from Mr. Happ and seconded by Ms. Walton, the Board voted unanimously, with one abstention, to recommend the application for approval as submitted and presented to the Borough Council for a Certificate of Appropriateness.

NEW/OLD BUSINESS: In old business for 6-16 W. State Street, the applicant returned with alternative options for window replacement. A custom-designed door in the works will look like Kung Fu Tea's window but operate the same as the existing one. If this does not work, they will replace the glass with what was previously there. The applicant wanted to give a status update and let the Board know where everything stands. Ms. Jacobsen suggested tabling this application until the next meeting. Concerning the legal aspect of this application, Ms. Hyland said the case can be continued if the applicant can prove they are working towards making the necessary changes.

COMPREHENSIVE PLAN UPDATE: There is no update to give this month since the Planning Commission has voted not to meet until February.

ADJOURNMENT: With no further business before the Board, the meeting was adjourned at 8:40 PM.

Respectfully Submitted,

Erika Fellman
Meeting Minutes Secretary