

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

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

SIGN APPLICATIONS: None

BUILDING APPLICATIONS:

Continued Applications:

6-16 W. State Street – The applicant and contractor presented the newest replacement window/garage door iteration. The contractor gave detailed photographs of the window with measurements of the panes of glass and framing. The door will still be moveable, and the tracks will be inside. Ms. Jacobsen asked if the new replacement would have the same signage as the original window.

On the motion of Mr. Happ and seconded by Ms. Magnuson, the Board voted to recommend the application for a Certificate of Appropriateness to the Borough Council. The condition was set for the exterior frame of the opening to be brought back as close as possible to the original window in a clear anodized aluminum cover reproducing the storefront material. This opening contains an operable door by the Overhead Door Company with horizontal and vertical mullions approximately 2" not to exceed 2¼", the side rails and bottom rail to be approximately 3". 1" of each side rail will be behind the modified opening frame. The glass will be clear insulated glass. The applicant will also minimize the signage to include the name and logo. Any exterior elements the framing exposes must be restored to their original condition.

1-3 W. Court Street – The applicant has returned with the Anderson 400 series windows for the six windows on the second story of the building. The base color of the window is forest green, and it will be painted over to match the blue of the building. They will all be 2-over-2 with true divided lights. The shutters will remain as they are; the original shutters' whereabouts are still unknown.

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

192 E. State Street – Mr. Brown returned with additional information. Mr. Brown also gave updates on the windows to be installed in the home. The proposed windows are the Pella Reserve Traditional and Pella Lifestyle series.

On a motion from Ms. Blasdale, seconded by Mr. Happ, the Board voted unanimously to recommend the application as submitted and presented for a Certificate of Appropriateness to the Borough Council with the condition that the front windows be the Pella Reserve Traditional series and the windows along the right side of the home be the Pella Lifestyle series and that they are in white 2-over-2.

New Applications:

111 W. Oakland Avenue – Mr. Nick Chubb and Mrs. Jean Chubb presented their application to enclose the exterior stairs on their home. Aesthetically, they do not fit the house and are out of compliance with the building code. At one point, the second floor was an apartment; however, it is now a single-family dwelling. A drain system will be constructed under the new deck to be built on the second-floor opening. Mr. Happ questioned the stormwater management system and asked if gutters would be added. The decking and railing on the second floor will be made of composite material. Mr. Happ prefers a matte finish rather than the glossy finish typically found on vinyl. A k-gutter would suit the stormwater runoff in function and appearance. The color scheme will be in line with the existing home.

On a motion from Ms. Blasdale seconded by Mr. Happ, the Board voted unanimously to recommend the application as submitted and presented for a Certificate of Appropriateness to the Borough Council with the condition that the Hardie Plank be smooth to match the existing, that k-gutters be installed with appropriate downspouts and that the railing has a matte finish.

18 S. Church Street – The homeowners, Mr. Brian Guerriero and Mrs. Erin Guerriero, along with their architect, Ms. Ellen Happ, presented the application for a two-story addition on the rear of the home, connecting the house to the garage, although not providing an interior connection between the two. The proposed addition will expand the existing 2nd-floor roof deck. The direction of the roof frame will be changed to tie in with the addition. All the building materials will be the same as what is on the existing house. The roof deck railing is currently black wrought iron and will be extended. The overhang eave on the garage will be carried through, as it is an excellent detail. The gutters are white half-round, and the downspouts will also be white. The fence will be removed to accommodate the addition. The rear property line is a couple of inches behind the wall. When the house was built, a large silver maple tree was in the space in the backyard. During a tornado, the tree and garage were damaged, which would allow for the additional square footage of the home. The members of the Board applauded the attention to detail. The applicant intends to seek zoning relief to facilitate this proposal.

On a motion made by Ms. Blasdale seconded by Ms. Magnuson, the Board voted unanimously to recommend the application as submitted and presented for a Certificate of Appropriateness to the Borough Council with the addition of a 1' overhang on the garage and an appropriately sized garage dormer.

127 W. Ashland Street – The homeowners, Ms. Heather Mahaley and Mr. Yves Snoeckx, presented their application for new windows and a front door. They would like to replace 11 windows on the house's first floor. They are weathered vinyl windows and are not aging well. The front door is constructed of some relatively cheap vinyl. The proposed windows are Marvin Elevate wood windows with double-hung inserts. They will be painted white to match the existing windows. The proposed front door will be a nine-light fir wood slab door that fits into the existing opening. The new door will be stained. Ms. Mahaley detailed the 11 windows that will be replaced. The replacement windows will remain 1-over-1.

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

355 Maple Avenue – Mr. Joseph and Mrs. Caroline Ferrera, the homeowner, presented their application for exterior changes to their home. They currently have a slate entrance to the home. Mr. Ferrera would like to widen the slate pathway from the sidewalk to the house and add slate steps to eliminate the slope at the front of the yard. The steps to the porch are in bad shape, and the homeowner proposes installing solid slate steps there. They will be super tread, 6" in height. The Board and applicants discussed additional details, such as the potential for a future lamppost, railings on the porch, and new stone veneer on the façade of the porch.

On a motion made by Mr. Happ and seconded by Ms. Walton, the Board voted unanimously to recommend the application as submitted and presented for a Certificate of Appropriateness to the Borough Council with the clarifications that the railing approximates the one at 41 S. Church St., the lamppost will not be constructed of glossy white vinyl, the stone veneer proposed for the face of the porch will be like 60 S. Church St.

132 W. Oakland Street – Mr. Brown presented the application to replace all the windows in the home with the Pella Reserve Traditional series. The proposed windows will be inserts, maintaining the sills and exterior jambs. They will be white in color. No doors are under consideration at this time. The transom window on the front porch will remain as they are. The windows in the sunporch will all remain as they are, too. Everything in the brick façade of the home will be replaced. The bay window is also getting new windows. They will all be 2-over-2.

On a motion by Ms. Hyland, seconded by Mr. Happ, the Board voted unanimously to amend the application to show as Pella Reserve Traditional series windows and recommend the amended application as presented for a Certificate of Appropriateness to the Borough Council.

NEW/OLD BUSINESS: None

COMPREHENSIVE PLAN UPDATE: Mr. Happ updated the Board on the Comprehensive Plan. The Commissioners reviewed the document with the BCPC consultants in the room. The draft document was handed over to the consultants, who will fine-tune and enhance it.

ADJOURNMENT: With no further business before the Board, the meeting was adjourned at 9:25 PM.

Respectfully Submitted,

Erika Fellman
Meeting Minutes Secretary