

**DOYLESTOWN BOROUGH  
HISTORIC & ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
June 23, 2022**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, June 23, 2022 at Doylestown Borough Hall, 10 Doyle Street. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Kim Jacobsen, Denise Blasdale, Walt Keppler, Andy Happ, Marie Kovach, Heather Walton, Ralph Fey, Constance Magnuson, 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:** On a motion from Ms. Blasdale, seconded by Mr. Fey, the April 28 meeting minutes were approved as submitted.

**SIGN APPLICATIONS:**

10 South Main Street, Artistic Eyewear

Robert Layman presented the application to replace the existing awning with a new, similar one. The design will be the same, although the color will be black and light green, with the website name printed under the logo.

On a motion from Mr. Fey, seconded by Ms. Walton, the Board voted unanimously to accept the application as presented and forward to Borough Council for a Certificate of Appropriateness.

4 West Oakland Avenue, Le Macaron

Steven Lee presented the application for an A-frame sign, which is already in use. Permits were not required during the pandemic.

On a motion from Ms. Blasdale and seconded by Mr. Keppler, all members voted in favor of recommending to Borough Council a Certificate of Appropriateness.

116 East Court Street, High Swartz

Tom Gaber presented the application to rework the sign that had been created previously for the rear parking lot on Garden Alley. The sign is now smaller than originally designed, but is otherwise exactly the same. There are no plans for illumination.

On a motion from Mr. Fey, seconded by Mr. Keppler, the Board voted unanimously to recommend to Borough Council a Certificate of Appropriateness.

**BUILDING APPLICATIONS:**

55 East State Street, Doylestown Masonic Lodge

Bill Price presented an application to replace five windows. In response to questions from Mr. Fey, Mr. Price explained they want to retain the history and character of the building, but the existing windows are single pane, not energy-efficient, and several are broken. Mr. Fey would prefer the windows be reglazed or a storm window added to preserve the existing windows, although Mr. Happ noted the cost of restoring these windows would be higher than the replacement windows. The Board discussed how visibly noticeable new windows would be in comparison to the existing windows. Ms. Blasdale would prefer the applicant consult with a contractor who focuses on restoration before changing the windows.

Mr. Fey made a motion to accept the application as submitted for three windows not on the front façade, and asked the applicant to return with options to restore the remaining two prominent windows on the front of the building. There was no second to the motion, and Mr. Price is not open to accepting that option.

Mr. Happ made a motion to recommend a Certificate of Appropriateness for the entire application as submitted, seconded by Mr. Keppler. All members voted in favor, with the exception of Mr. Fey and Ms. Blasdale who opposed.

#### 401 Maple Avenue, Christopher Candido

Ellen Happ presented the application to renovate and reorient an existing garage and move the new cobblestone driveway to face Cottage Street. The plan includes changing the direction of the current three garage doors from facing the right-of-way alley to two garage doors facing Cottage Street. Additionally, a dormer and circular window will be added to the second floor of the garage to match the house, and the breezeway extended across the new garage doors. The existing cedar siding will remain and will be matched. Roof materials are remaining the same. Garage doors are to be hinged and painted wood.

On a motion from Ms. Blasdale, seconded by Ms. Walton, all members voted in favor of recommending to Borough Council a Certificate of Appropriateness for the application as submitted.

#### 24-26 Bridge Street, Jay Clauss & Narayan Acharya

Jay Clauss presented an application to replace the rotting porch floor with concrete covered with Pennsylvania Bluestone and a four foot Pennsylvania Bluestone stone walkway. The stone veneer for the front of the porch will be a best match to the foundation of the house. The porch will also be extended approximately one foot to the front and side. Each half of the twill will require a permit. The applicant would prefer the turned columns to be boxed in. Mr. Happ noted the turned columns would be more appropriate for the time of the home. There will be no railing, and none is required for the height. The thickness proposed is two inches, which Mr. Happ said is preferable. To clarify the details, Mr. Fey and Mr. Clauss discussed the posts which will remain where they are, with the porch floor extended one foot. The porch floor would then line up with the porch overhang.

Mr. Happ, made a motion, seconded by Mr. Keppler, to recommend a Certificate of Appropriateness for the submitted application to include modifications that the existing turned porch posts remain but are repaired, existing brackets remain, and a minimum two inch thickness profile on the bluestone and stair treads. All members voted in favor, with the exception of Ms. Blasdale who opposed.

#### 84 East Oakland Avenue, St. Paul's Episcopal Church

William Hopkins, architect, presented the application to replace the heavy single-paned entrance doors. Presently, there are six doors, which are not appropriately sized for wheelchairs. The plan includes the removal of all six doors and replace with four doors of insulated glass, with a decorative open glass pane in the center. Mr. Fey asked for more details of the door construction with a specific manufacturer's cut sheet. The applicant does not have specifications as the job has not yet been bid to a manufacturer.

Ms. Jacobsen suggested tabling the application until the job can be bid and return with specifications for the exact door. Mr. Hopkins agreed, and the application has been tabled.

#### 163 East Ashland Street, Steven Eisenberg

Mr. Fey recused himself from this discussion. George Walbert, along with Mr. Fey, presented the previously submitted application to renovate the home, with new modifications. The changes include an added door, relocation of a chimney from the side to the rear of the home, and added shutters to the front facade. A larger second floor above garage as well as several changes in windows, dormer, and side porch are also included. The changes are approximately the same square footage as the previous plan. Gutters will be white, half round. This new plan decreases the look of the size of the home from the street.

Ms. Blasdale made a motion, seconded by Ms. Walton, to accept the modified application as presented, and forward to Borough Council for a Certificate of Appropriateness. All members voted in favor, with the exception of Mr. Fey, who recused himself from the vote.

**NEW/OLD BUSINESS:** Ms. Hyland reminded the Board that the new Comprehensive Plan meetings have begun and the next step is the development of a public survey for the community's input. The next meeting is scheduled for July 12.

Ms. Walton asked Ms. Hyland about the status of a new window installed at An Enchanted Florist; the window was not built as approved and it needs to be corrected. Ms. Hyland has brought it to the property owner's attention and she will reach out to them again to talk about their options.

**ADJOURNMENT:** There being no further business before the Board, on a motion from Ms. Blasdale, and seconded by Mr. Keppler, the meeting was adjourned at 9:50PM.

Respectfully Submitted,

Amy Kramer  
Meeting Minutes Secretary