

**DOYLESTOWN BOROUGH  
HISTORIC & ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
THURSDAY, APRIL 27, 2023**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, April 27, 2023 at Borough Hall, 10 Doyle 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, Ralph Fey, Heather Walton, Student Member Jack Swartley, Karyn Hyland, Director of Building and Zoning, and Deputy Borough Manager Phil Ehlinger.

**CALL TO ORDER:** Ms. Jacobsen called the meeting to order at 7:30 PM.

**MINUTES APPROVAL:** The March meeting minutes were approved as corrected. (Happ/Fey)

**SIGN APPLICATIONS:**

30 East Oakland Avenue, Raymer's Candies – Kelly attended the meeting to present the sign application for their new location. Bob Shaw and Paul Boger worked with the applicants to design the signage. There will be no lighting on the signs, which include one on each façade. Mr. Fey appreciated the painted vertical business name design. Ms. Kovach questioned how far out each bracket will be from the building; the applicants will verify that information and email it to Ms. Hyland. The Board discussed the scale of each sign as shown on the plans, and suggested the large signs on the front and side be the same side. Ms. Hyland noted the signs do fit within zoning requirements.

On a motion from Mr. Fey, seconded by Mr. Happ, the Board voted unanimously to forward the application to Borough Council for a Certificate of Appropriateness, noting the two vertical signs each be 26 inches x 120 inches.

**BUILDING APPLICATIONS:**

57 West Court Street, ALOK Investments, LLC – Kelly McGowan presented the application on behalf of Larry Thomson, who also attended with Richard Stokes and Lance Saunders of Stokes Architects and Kristin Holmes from Holmes Cunningham. The first part of the application includes the demolition of the property. Ms. McGowan thanked the Doylestown Historical Society for the wealth of information provided on the history of the building, which was presented to the Board.

The second portion of the application was presented by Mr. Stokes and Mr. Saunders, and showed the proposed hotel with a first-floor restaurant and event space, and approximately 31 hotel rooms. The existing building does not lend itself to the proposed use or allow for underground parking. A wide front porch is planned as well for outdoor dining, as well as a balcony on the second floor. They are planning for a building that blends into the landscape of the Borough, but stands out as well. Some inset balconies for several of the rooms, factory-style windows, and gas lamps for the front of the building are also part of the initial plan, as well as a roof-top deck. There are 64 total parking spaces designed, including approximately 20 under the building. All of these plans will be part of the zoning requests as this project evolves and moves forward.

The current building is 50 feet wide; the proposed building is 64 feet. The current depth of the building is 150 feet and proposed is 176 feet. The height has not yet been determined, but the applicants are expecting to request an additional 10 feet in height. There will be several variances requested through the zoning process. Event space is planned to hold approximately 150 people.

Ms. Blasdale asked if the building would be appropriate for any other businesses; Mr. Thomson shared it could be used for office space, retail, or small bar-type restaurants but he explained the struggle for those to thrive right now in the Borough, and feels this would be a better use and would better support the existing businesses. Mr. Fey didn't feel the building at this point has any type of strong historical or architectural value, and feels no real need to preserve the building. He also appreciated the design of the new proposal. Ms. Walton shared her thoughts on the proposed building, while beautiful, seems intrusive to a residential neighborhood.

Ms. Opperman, owner of 67 West Court Street, is concerned with the large building affecting the view of her building, as well as the balconies facing residential properties.

Amy Popkin, Borough Council member, is thrilled with the possibility of a hotel coming into the Borough. She did suggest looking at Oscar Martin buildings in the Borough and worries that the design doesn't quite fit into the streetscape of Doylestown.

Mary Paline, Harvey Avenue resident, is opposed to this hotel and doesn't feel its size or location is appropriate.

Geraldine Dougherty, resident, is happy with the thought of a boutique hotel, but is concerned with the size, parking and potential noise.

Jean Rollo, Decatur Street resident, asked for more clarification on the parking space. That was explained further, and Ms. McGowan explained this is still fluid as zoning requirements need to be determined.

Dennis Livrone, Borough Council, shared his concerns as a close resident, for traffic flow and parking. He'll be asking more questions during the zoning and planning process.

Resident of 121 Harvey shared his concerns for parking and traffic as well.

Kris Boger, Mercer Avenue resident and Borough business owner, is concerned with deliveries to the building and how that would be managed. Ms. Jacobsen explained this is a real concern for many businesses in the Borough, and the role of this Board is to make a decision on the demolition at this point. Mr. Thomson shared there is no ductwork in the basement of the building, and no room to do so. Mr. Hita's concern lies where the building would be approved to be demolished, without an approved development plan, and the empty space would remain. He asked if there was a way to approve the demolition only with a contingent plan approved. Mr. Ehlinger explained there are several steps in this plan and he doesn't see the applicant abandoning their plan, although it will be an extensive process. He doesn't see a problem with granting a Certificate of Appropriateness for the demolition and allow the property owner to move forward with next steps. Additionally, he can speak to the building, and demolition would be appropriate.

On a motion from Mr. Fey to accept the application for demolition, seconded by Mr. Happ, all voted in favor with Ms. Kovach and Ms. Blasdale opposed, and abstention from Ms. Magnuson. Ms. Blasdale shared she is opposed only as she would like to be able to know what will be built in its place, but understands that cannot be fully decided upon at this time. The demolition application will be forwarded to Borough Council for a Certificate of Appropriateness.

75 West Ashland Street, Craig Sweeney – Mr. Sweeney shared his application to replace the deck and stucco beneath it. Mr. Hita suggested when matching the stucco to the existing, to verify the materials used previously. Regarding drainage, the existing gutter and downspout will be replaced with appropriate materials for the building. Mr. Hita suggested keeping the drainage away from the building.

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

299 Maple Avenue, Sara Webster – Carter Van Dyke attended the meeting to share the application to add shed space to the existing garage, with wood being repurposed from the property.

Mr. Happ made a motion to accept the application as submitted, seconded by Mr. Fey, and approved unanimously. The application will be forwarded to Borough Council for a Certificate of Appropriateness.

238 East Court Street, Richard Jackson – Ellen Happ appeared regarding changes to their original plan, including the addition of a black wrought iron railing on the front porch and extended around, as well as the addition of a small addition, and replacement of windows.

Mr. Fey shared his thoughts on some of the intersection of the back corner roof line. On a motion from Mr. Fey, seconded by Mr. Happ, the application was unanimously approved with the modification of a hipped roof on the right side of the addition if the extended ridge is above the existing roof. The application will be forwarded to Borough Council for approval.

115 Cottage Street, Nicholas Farina – Applicants shared their plan to replace the front windows with a Marvin fiberglass Infinity window. On a motion from Mr. Happ, seconded by Mr. Keppler, the Board voted unanimously to forward the application to Borough Council for a Certificate of Appropriateness, with the requirement the replacement windows are two-over-two simulated divided light.

39 West State Street, Brandon Weise - The applicant reviewed an amended application, based on what is currently installed, showing a slightly smaller window (approximately one foot smaller) than initially requested and approved. The window has already been installed, in order to be able to use the same signage. All rotting materials are planned to be replaced in kind. The Board does not appreciate the look of this replaced window that was not approved. Ms. Jacobsen, and the rest of the Board, would like to see what was initially approved. Mr. Weise agreed to remove the window and correct the work, and withdraw this current application. Mr. Weise agreed to forward the order information to Ms. Hyland to show they are making efforts to complete the work as approved in 2021.

82 North Hamilton Street, Rick Brown – Mr. Brown reviewed the application on behalf of his client, to remove two chimneys that will not be needed once the heating system is replaced. On a motion from Mr. Happ, all members voted in favor of approval. The application will be forwarded to Borough Council for a Certificate of Appropriateness.

#### **NEW/OLD BUSINESS:**

50 North Main Street, Ralph Fey – Mr. Fey presented stone veneer proposed for the finish of a new garage. Garage was previously issues a certificate of appropriateness with a condition that the stone be presented. No action needed.

Comprehensive Plan Update – Ms. Hyland shared the next meeting will be held on Saturday, May 20<sup>th</sup>, with an optional walking tour following the meeting at Borough Hall.

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

Respectfully Submitted,

Amy Kramer  
Meeting Minutes Secretary