

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
August 25, 2022**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, August 25, 2022 at Doylestown Borough Hall, 10 Doyle Street. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Denise Blasdale, Walt Keppler, Marie Kovach, Heather Walton, and Karyn Hyland, Director of Building and Zoning.

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

MINUTES APPROVAL: Minutes from the July meeting were approved with a correction.

SIGN APPLICATIONS: None

BUILDING APPLICATIONS:

30 East Oakland Avenue: Mr. Janke from Liberty Bell Realty is the building owner of the property. He gave an overview of the project. The HARB agrees this seems to be a straightforward project. It seems the only obstacle will be to match the existing stucco. If needed, the stucco will need to be painted to ensure a match. There were no questions from the board. Mr. Keppler made a motion to approve. It was seconded and approved.

289-291 West Court Street: Mr. Richard Brown, the architect for the project, attended along with property owner, Ms. Celina Doucette. The building was converted from a twin home into 5 apartments. Ms. Doucette is requesting to install new windows. The existing windows are double hung with balances in the jambs. They're single glazed wood windows and there is extraordinary air-infiltration. Due to the concern for cost and maintenance, they would like the windows to be replaced with an Anderson window. They would like to use an Anderson 100-series window. The 100-series can be made in custom sizes. The masonry openings on the building are not standard sizes. The finish of the 100-series is Fibrex, a composite material with an epoxy in it.

There is no sample available for the board to view tonight. Mr. Brown wanted to illustrate how the windows on the front of the building have a surround with a relieving arch with the trim. There are shutters on the windows on the first floor, however, the shutters on the second floor were removed and are missing. Ms. Doucette would like to remove the shutters and replace the windows with black windows.

Mr. Keppler questioned when the home was built. This property was built in 1859. Black windows were not used to the time period during the construction of the home. Ms. Blasdale and Ms. Walton both are unsure about the windows that are being proposed. The black window stands out among the other homes in the neighborhood. Additionally, black will show more pollen and dust. There is a mix of homes in the neighborhood, most are clapboard or siding. This is one of the only brick homes on the street. Both the front and back of the home are visible from the street.

Ms. Blasdale stated based on the directive of what is to be followed and rules the board is driven to go by, wood-clad windows, typically the Anderson wood-clad would be approved. She does not approve of the black windows. Based on all the information provided to the board this evening, it seems the proposal is for the Anderson 100-Series on the spec sheet.

Ms. Hyland asked Ms. Doucette if she was agreeable to white windows and maintaining the existing wood trim header details above the windows. Since the 100-series windows can be custom made, they could accommodate the existing trim. The application, as presented, has a number of errors and the Board would like to table it for the time being. Mr. Brown agrees to tabling the application and suggested exploring the 400-series in more detail, to remove the existing wood trim on the front of the building and replace it once the window has been installed, and to go with a white window. Mr. Brown thinks the windows could be done in a manner in keeping with the time period.

Ms. Doucette is not willing to accept the proposal from Mr. Brown and the Board. It was explained to Ms. Doucette why the Board wants the headers to be saved, as piece of historical architecture. The headers on the windows are unique to the time period the home was constructed as well as to the home itself. In response to a question from Ms. Blasdale, Ms. Hyland advised it is the role of the HARB to strive for preservation of noteworthy historic elements. There is no reason to destroy the elements on the front of building simply because they were destroyed on the side of the building. The Board does require wood clad windows. Ms. Hyland asked Ms. Doucette if she is agreeable to tabling the application so the applicant can regroup with her architect. Otherwise, the HARB was inclined to recommend denial. Ms. Doucette indicated she would accept the application being tabled.

Ms. Blasdale moved to table the application. The motion was seconded by Mr. Keppler. The Board was in favor of the application being tabled.

NEW/OLD BUSINESS: Ms. Hyland gave an update on the Comprehensive Plan. The final survey will be presented to the Planning Commission on September 13 at 7:30 pm.

ADJOURNMENT: There being no further business before the Board, on a motion from Mr. Keppler, and seconded by Ms. Walton, the meeting was adjourned at 8:27 pm.

Respectfully Submitted,

Erika Fellman
Meeting Minutes Secretary