

**DOYLESTOWN BOROUGH  
HISTORIC & ARCHITECTURAL REVIEW BOARD  
CORRECTED MEETING MINUTES  
February 22, 2018**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, February 22, 2018 in the Council Chambers, 57 W Court Street, Doylestown PA. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Chairperson Kim Jacobsen, Walter Keppler, Denise Blasdale, Heather Walton, Ralph Fey, Jennifer Jarret, Marie Kovach, Andy Happ, John Hickman, and Karyn Hyland, Director of Building and Zoning.

**CALL TO ORDER:** Ms. Jacobsen called the meeting to order at 7:34 PM.

**MINUTES APPROVAL:** On a motion from Ms. Blasdale, seconded by Mr. Happ, the January 2018 minutes were unanimously approved as corrected.

**SIGN APPLICATIONS:**

100 Mechanic Street, Evoko Unlimited LLC, applicant

Due to the applicant not initially being present, this application was held until the end of the meeting. Mr. Rick Castro then appeared before the Board to request approval for a new sign. Responding to questions from the Board, the applicant stated that the colors on his application are accurate, and that the sign will not be illuminated. Responding to a question from Mr. Fey, the applicant stated that the sign will “float” one inch off the wall. On a motion from Mr. Happ, seconded by Mr. Keppler, the Board voted unanimously to recommend a Certificate of Appropriateness for the sign application, subject to final approval from Borough Council.

19 E. Oakland Avenue, Lovebird LLC, applicant

Mr. John Ordway appeared before the Board to request approval for a sign. On a motion from Ms. Jarret, seconded by Mr. Happ, the Board voted unanimously to recommend a Certificate of Appropriateness for the sign application, subject to final approval from Borough Council.

**BUILDING/REPAIR APPLICATIONS:**

61 E. Oakland Avenue, Freedom General Contracting, applicant – chimney removal

Mr. Dave Laughton and Mr. Steve Turbyfill appeared before the Board to request approval to remove three existing masonry chimneys, which are no longer in use and are in deplorable condition. They propose to remove the chimneys and re-cover those areas with the roof. Responding to questions from the Board, the applicants specified that they will be removing the existing slate roof and will use Slateline shingles, while maintaining the original trim color. Ms. Hyland noted that Slateline is a pre-approved material for existing slate. She added that the roofing permit has already been issued – this application is only for the chimney removal. Responding to a question from Ms. Blasdale, the applicants stated that one of the chimneys is connected to an old fireplace; the origin and function of the others, however, is a mystery. On a motion from Ms. Blasdale, seconded by Mr. Happ, the Board voted unanimously to recommend a Certificate of

Appropriateness for the chimney removal, subject to final approval from Borough Council.

327 Maple Avenue, Mack & Roedel, applicant – new construction

Mr. Fey recused himself from the application. Mr. Glenn Roedel appeared along with Mr. Ben Eckhart of Ralph C. Fey AIA Architects, requesting approval for a revised design. The applicants presented designs for a home in the Craftsman style, featuring low-pitch roofs, extended eaves, wide windows, and thick trim. The materials would be smooth HardiePlank lap siding in “booth bay blue,” with shingle-type siding used on the gable ends. The brick base would be a molded brick. For painted elements, they propose a historical light buff paint in off-white. The windows would be Anderson E-series in a dark ash color, double-hung, with a single mullion down the middle of the upper sash. The applicants noted that they have made the “transition” area of the home lower, but have eliminated the stepped-down “waterfall” arrangement. The trim material will be Boral. The front door will be a Craftsman-style in a walnut color, while the garage doors will be carriage-style in the same color. Responding to a question from Mr. Keppler, the applicants stated that outdoor lighting will be recessed in the eaves.

Ms. Jacobsen thanked the applicants for returning and making changes, but expressed concern about the side elevations losing the Craftsman details. Mr. Eckhart noted that the renderings do not show how the two-foot overhangs are carried all around the house. There was some discussion of the rooflines, with suggestions being made to utilize a hipped roof or to lower the roof pitches. The applicants agreed to change the roof pitch to a 10/12. Ms. Jarret also suggested using more lights in the windows – possibly as many as nine or twelve. The applicants agreed to do this in the front section of the house. Ms. Jarret noted that the applicants could then use another configuration in the rear sections, and suggested that “something special” be done with the attic windows.

There was some discussion of the chimney, with the Board suggesting that the chimney “break through” the roof rather than be applied to the exterior. The applicants agreed to shift the chimney inward, and to introduce a battered pattern to it as well. Responding to a question from Ms. Hyland, the applicants stated that the gutters will be half-rounds and would be painted gray to complement the roof. Responding to a question from Ms. Jacobsen, Mr. Fey stated that the metal roofs would be a low-luster ash gray color.

Ms. Walton made a motion to recommend a Certificate of Appropriateness for the project as presented, with the following changes: that all roof pitches would be 10/12; that the windows in the front section be a minimum of 6-over-1; that the third floor attic windows should be a 12-pattern of some sort; that the chimney will be pushed in 8 – 12 inches to penetrate the roofline, with a battered pattern; that the gutters be half-round; that the painted metal roof over the front porch be a low-luster standing-seam in ash gray; and that the HardiePlank siding be smooth. Ms. Blasdale seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

152 N. Church Street, Rick Brown, applicant – addition

Mr. Rick Brown and Ms. Beth Bingler, property owner, appeared to request approval for a new addition. They propose leaving the front section of the home as-is, removing the old wooden addition in the rear, and replacing it with a new addition. The existing driveway will be re-arranged to provide access to a lower entry. They propose HardiePlank smooth lap siding with a 7-inch exposure, with Azek corner boards and trim. The windows will be Anderson 400-series with simulated divided light, while a new roof

using GAF Timberline shingles in a “weathered wood” color will be installed on the existing home and addition. They also propose a flat roof for the porch, which will be closer to the original.

Responding to several questions from the Board regarding the separate basement entrance, Ms. Hyland stated that she has not seen the specific zoning calculations, but that she does not anticipate it being an issue. Responding to a question from Mr. Happ, Mr. Brown stated that, if a retaining wall is required due to the driveway relocation, it would most likely be stone, or block with stucco. Responding to a question from Ms. Jarret, Mr. Brown stated that the roofline on the addition will be disguised so that there is no visual disruption from the street view.

Mr. Fey suggested that the addition be set back slightly from the stone wall of the original building; the applicants agreed. Responding to a question from Mr. Fey, Mr. Brown stated that the porch will mostly likely be blue stone; he offered to return with specifics regarding the porch. Responding to questions from Ms. Jarret, Mr. Brown stated that the windows would be six-over-six, and that the window color would complement the front window trim and stone.

Mr. Fey made a motion to recommend a Certificate of Appropriateness for the building application, with the additional requirements that the applicants bring the sides of the addition in by several inches from the stone to create a reveal; that the architect confirm the roof-to-roof connections and half-round gutters; and that the applicants will return with details regarding the front porch and door. Mr. Happ seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

172 Lafayette Street, Keila Gilbert, applicant – windows and siding

Ms. Keila Gilbert Connelly and Mr. Joe Connelly appeared before the Board and stated that their current clapboard siding is in very poor condition; they are therefore requesting approval for a siding and window replacement. Responding to a question from Ms. Jarret, the applicants stated that the windows do not seem to be original. Responding to a question from Mr. Fey, the applicants confirmed that they will remove the screen storm windows.

After some discussion regarding the siding, Ms. Jarret asked whether the applicants would agree to try and preserve the front façade’s siding and paint it to match the replacement HardiePlank. Responding to questions from Mr. Fey, the applicants stated that they will keep the existing window trim and replace whatever portions may be necessary in-kind. The applicants also confirmed that the current vinyl shutters will be removed and not replaced. Responding to questions from Mr. Happ and Mr. Fey, the applicants stated that they will keep the same reveal for the siding, and that the soffits will be replaced in-kind where necessary. Responding to a question from Mr. Happ, the applicants noted that they will replace the chimney flu with a ventless fireplace.

Ms. Jacobsen made a motion to recommend a Certificate of Appropriateness for the application as submitted, with the amendment that the front façade German siding remain as-is, and be repainted to match the proposed smooth HardiePlank. The applicants asked whether the siding would need to be retained if it is not German siding; the Board clarified that any German siding on the front façade should be preserved, but otherwise it can be replaced with HardiePlank. Ms. Blasdale seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

277 Belmont Avenue, Tom & Laura Povedano, applicants – windows, door, 2-car garage  
Mr. Tom Povedano appeared with Mr. Bob Ballamont to request approval for a renovation and garage addition. They passed supplemental information out to the Board, adding that they also intend to remove an existing heater chimney that is no longer in use. Responding to questions from the Board, the applicants stated that they cannot identify the original style of the house, as it has been added onto so haphazardly. The intention is to use stone, shingles, and vinyl siding that will match the existing home, which sits 140 feet back from the road. Responding to a question from Ms. Jacobsen, the applicants stated that they would have to research the difference in cost for using HardiePlank for the garage rather than vinyl. They confirmed that the clipped gable on top of the garage, as well as the gutters and overhangs, will be done to match the existing elements.

The applicants stated that the stone is thin-cut veneer – if it is synthetic, it will be replaced in-kind, and if it is real, it will be replicated. Responding to a question from Ms. Hyland, the applicants stated that the addition was planned around the existing Bilco doors, so they will not be impacted.

Mr. Happ made a motion to approve the application as presented, with the following alterations: that the windows be Anderson 400-series; that the abandoned chimney be removed and covered over; and that the Board requests the use of HardiePlank or Craneboard siding on the garage portion. Ms. Jacobsen seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

**RENOVATION CONTINUANCE:**           None.

**NEW/OLD BUSINESS:**

Walking Tour of Completed Projects

The Board thanked Ms. Hyland for gathering information on a number of completed HARB applications; Ms. Hyland was characteristically gracious and self-effacing. Ms. Jacobsen suggested that the Board review the information, and that each member come up with a “Top 10” list of projects to consider for the walking tour. Discussion and planning will continue in March.

**ADJOURNMENT:** There being no further business before the Board, on a motion from Ms. Blasdale, seconded by Ms. Jarret, the meeting was adjourned at 9:27pm.

Respectfully Submitted,  
Dirk A. Linthicum  
Meeting Minutes Secretary