

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
December 27, 2018**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, December 27, 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, Vice Chairperson Amy Taylor-Popkin, Denise Blasdale, Walter Keppler, Jennifer Jarret, Marie Kovach, Ralph Fey, Andy Happ, and Karyn Hyland, Director of Building and Zoning. Staff present was Phil Ehlinger, Deputy Borough Manager.

CALL TO ORDER: Ms. Jacobsen called the meeting to order at 7:31 PM.

MINUTES APPROVAL: On a motion from Ms. Blasdale, seconded by Mr. Keppler, the November 2018 minutes were unanimously approved as submitted.

SIGN APPLICATIONS:

1 W. Court Street, Geronimo Brewing, business

Mr. Andrew Scott appeared before the Board and requested approval to replace the previous restaurant sign with their own, in the same location as the old sign. It would be a two-sided metal sign, with each side being mounted on half-inch spacers. The center of the sign would be inch-thick composite board. Responding to a question from Ms. Blasdale, the applicants stated that the metal portions of the sign will be clear-coated steel; they will not have a polished or shiny appearance. Responding to a question from Mr. Happ, the applicant stated that they will hang the sign using the existing bracket.

Mr. Scott also requested approval for a sandwich board sign. He stated that the business logo would be painted at the top, and that current beers on tap would be printed in chalk on the chalkboard portion of the sign. On a motion from Mr. Happ, seconded by Ms. Blasdale, the Board voted unanimously to recommend a Certificate of Appropriateness for the sign application, subject to final approval from Borough Council.

BUILDING/REPAIR APPLICATIONS:

20/28 E. State Street, County Theater Inc, property owner

Mr. John Toner, executive director of the County Theater, and Mr. John Cluver of Voith & Mactavish (architects) appeared before the Board to request approval for an expansion project. The project has been three years in the making, and the applicants have received considerable feedback from the community to make it something everyone will embrace. Their goal is to expand the theater, improve the moviegoing experience, strengthen community ties, and respect the historic character of Doylestown.

Mr. Cluver stated that the current appearance of the Theater dates to the 1950s, while the general form of the building dates from the 1930s. Adjacent to the building is "Poor Richard's." The expansion project has four basic design principles: 1.) the County Theater itself will remain unchanged; 2.) the addition must be secondary to the historic

theater; 3.) the addition must be in harmony with the historic theater; and 4.) the addition must be in harmony with Doylestown. The proposed addition will fill the neighboring lot to provide an additional lobby (allowing indoor ticketing) and concessions. Egress-only doors will exit from the addition to the street. The addition will also house new restrooms and an additional theater.

The design of the addition is based on the square panel motif from the historic theater. The ground-level façade has a distinct “storefront” feel. Stainless steel elements are utilized to divide the first and second floors, and to provide a strong vertical appearance. The entire addition will be slightly stepped back from the theater itself. There will be no overt signage on the addition, aside from a couple of ground-level movie poster areas / glass display windows. The blue metal panels on the addition are stepped back and then step forward to direct the eye toward the Theater itself; they begin in a lighter color and gradually darken. There is also a small street-level alcove with a bench to promote street rhythm. The height of the addition is lower than the Theater by a few feet; while the auditorium area itself is elevated, the elevation begins 20 feet back from the street and is not visible. Mr. Cluver displayed examples of the black brick, black granite, brushed stainless steel, blue panels, and frosted glass.

Responding to a question from Mr. Fey, the applicants stated that they will use a concrete sidewalk similar to what is currently in place. They will possibly install bronze stars on the sidewalk as a form of donor recognition. Responding to a question from Ms. Jacobsen, the applicants stated that there is up-lighting proposed above the marquee band to “wash” across the blue panels; there are also lights beneath the marquee. The lights would be on during the same timeframe as the existing theater lights; they will be LED units which should enable dimming. The applicants noted that the lighting could be shielded on the ends to prevent spillover to neighboring units. Responding to questions from Ms. Jacobsen, the applicants stated that the blue panels will have a slight tonal difference from the existing Theater, but that it will diminish after a year or two.

Responding to a question from Mr. Happ, the applicants stated that HVAC units will be located on the auditorium roof, and that a gas meter may be located in one of the black brick areas. Responding to a question from Mr. Fey, the applicants confirmed that the porcelain tiled areas will not be painted. Ms. Jarret suggested that the Poor Richard’s building be preserved through documentation, or perhaps through the retention of a date stone. The applicants stated that they performed several historic studies on the building, and that some early designs attempted to retain and utilize it, but it was not feasible. They are amenable to trying to salvage materials or document the building, however. Mr. Fey noted that the building had been changed over time and was not really contributing to the overall Historic District. The applicants stated that their first instinct was to preserve as much as they could, but that such efforts became too problematic. Mr. Fey noted that the Theater itself was once a brick building, and that it reached its current form through evolution; perhaps the neighboring building is a part of that overall evolution.

The applicants noted that one modification to their application is to use split-faced block for the upper auditorium wall. Responding to a question from Ms. Jarret, they confirmed that the mortar and brick would be the same color, with no contrasting bands to disrupt the façade. They also requested some flexibility in determining whether to use a satin aluminum finish or a stainless steel finish for the metal portions. Mr. Fey complimented the applicants for a design that was very true and honorific of the original Theater. After some discussion regarding a materials list, Mr. Ehlinger noted that the current

documentation is all that would be needed to confirm that what is requested during the building permitting process is what the Board is seeing tonight. The applicants offered to send a follow-up memo with specific materials, and agreed to specifically target a date stone on the gable end of Poor Richard's for preservation.

Ms. Jarret made a motion to recommend a Certificate of Appropriateness for the application, with the following notes: that the demolition of the structure on 28 E. State Street is approved, with the caveat that significant historical elements be retained; that the design, with the Additional Materials sheet as submitted in the packet dated 12/27/18, is approved; and that split-faced block will be used on the front façade of the auditorium (in a gray F89 Fazzano color). Mr. Happ seconded the motion, and it was unanimously approved pending final approval from Borough Council.

19 S. Pine Street, Nancy Kanter, property owner

Ms. Ellen Happ, architect, appeared alongside the applicant to request approval for a small addition. The addition would be on the rear of the existing structure. Ms. Happ noted that the building dates from 1863. The addition would be a two-story wood-framed structure with painted siding. They propose to use Boral composite siding with a narrower board and a wide reveal of about an inch. The windows will be Marvin casement units, although they would like the option to use Anderson models depending on the overall budget. The new siding and trim would be gray-green in color, and the windows would be white. Responding to a question from Ms. Jacobsen, the applicants confirmed that the rear of the addition will be brick. Responding to a question from Ms. Jarret, the applicants confirmed that there are no replacement windows being requested for the original portion of the building.

Responding to a question from Ms. Taylor-Popkin, Ms. Happ stated that matching the brick of the original portion of the home would be very difficult; therefore, they decided to use a wood-frame addition with painted siding. Mr. Fey agreed that the addition should complement the original building, but questioned the use of the gliding windows in the south-facing kitchen area. The Board suggested a series of two-over-two double-hung windows as an alternative. There was some discussion regarding the trim colors; the Board suggested that, if the windows on the addition will be closer in appearance to the windows on the original building, they be trimmed in white. Mr. Ehlinger expressed a concern about the flat roof with no gutter provisions.

After additional discussion, Ms. Jacobsen suggested that the applicants return with updated drawings and more detail. The application was tabled.

6 and 12 Lacey Avenue, Diane Bradley, property owner

Ms. Bradley returned with Mr. Dale Rimmer, the builder for the project. The outstanding issue was how the siding would be finished around the historic signs to prevent water penetration. Mr. Rimmer explained that a reglet would be cut into the wood siding and caulked; this arrangement will require some maintenance to remain effective. A flat finish will then be used to protect the wood and sign. They could then use white trim across the top and bottom of the windows to "frame" the sign. Mr. Fey suggested that connecting the cornice may not be necessary, but that connecting the sills would be a good response to the situation. The gutters would move to the outside corners. Responding to a question from Mr. Happ, the applicants stated that they could use half-round gutters if desired.

Mr. Fey expressed concern that the open undersides of the roof would be framed and closed in; it would be unfortunate to change the shape of the soffits for the sake of the gutters. Mr. Rimmer stated that there are no rafter-tails in place to support the gutters. Mr. Ehlinger suggested that a box soffit could be used beneath the eaves.

For the sides of the building, the applicants proposed vertical siding and custom-made seamless aluminum trim for the windows. The Board expressed a preference for replacing the trim, rather than capping it; a Boral-type product would be a low-to-no maintenance alternative option. There was some discussion regarding siding the dormers in cedar shake-style vinyl; Mr. Ehlinger noted that, in a true utilitarian building, the board and batten would be used everywhere. Responding to a question from Ms. Jacobsen, the applicants stated that the first floor sides will remain stucco.

Ms. Hyland noted that the application should be amended to include 12 Lacey Avenue; the applicants agreed that both 6 and 12 Lacey Avenue were included in their application. Responding to a question from Mr. Happ, Mr. Rimmer stated that the pediment trim on top of the window casings would remain wood, and that the windows would not be changed. Window capping would be done on all except the dormer windows. Responding to a question from Mr. Fey, Mr. Rimmer stated that a piece of painted trim could be used around the signs; it would read as a 1x3 or a 1x4 from the sidewalk. The applicants agreed to leave the Tyvek siding in place over the signage during the winter.

Mr. Fey made a motion to recommend a Certificate of Appropriateness for the amended application for 6 and 12 Lacey Avenue as submitted, with the following clarifications: that on the side elevation with the sign graphic, the graphic will be bordered by a 1x3 or 1x4 board painted gray to match the siding, per the submitted drawing; that the rafter tails be squared up to receive a 5-inch K-gutter; that the K-gutter will be white to match the trim; that the 2x3 downspouts will be gray to match the siding; that, per the application, the sides and gable ends of the dormers will be sided with Portsmouth shakes from Crane; that, on the front elevation, the graphic will also be bordered by a 1x3 or 1x4 board painted gray to match the siding; that the board will run from the second to the third window; that the windows will not be capped in aluminum, but will be repaired with synthetic material (or repaired in kind) and painted to match the trim; that the signs will be sealed, when the weather is amenable to the chosen product; and that the wrap material can be left in place during the winter. Ms. Jarret seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

RENOVATION CONTINUANCE: None.

NEW/OLD BUSINESS:

171 Mechanics Street – Window Replacement

The applicants requested approval for 12 replacement windows on the front and side of the home; they would be one-over-one windows, and the existing triple-track storm windows would be removed. The windows would be custom-sized wood units clad in aluminum; the wood sashes would fit inside the existing window jams. Responding to a question from Mr. Fey, the applicants stated that the window trim would be white. Ms. Blasdale made a motion to recommend a Certificate of Appropriateness for the window replacement, per the letter dated 12/27/18, with the specified Weather Shield tilt sash replacement windows. Mr. Happ seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

ADJOURNMENT: There being no further business before the Board, the meeting was adjourned at 10:15pm.

Respectfully Submitted,

Dirk A. Linthicum

Meeting Minutes Secretary