

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
November 29, 2018**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, November 29, 2018 in the Council Chambers, 57 W Court Street, Doylestown PA. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Vice Chairperson Amy Taylor-Popkin, Denise Blasdale, Heather Walton, Jennifer Jarret, Marie Kovach, Ralph Fey, Andy Happ, and Karyn Hyland, Director of Building and Zoning.

CALL TO ORDER: Ms. Taylor-Popkin called the meeting to order at 7:30 PM.

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

SIGN APPLICATIONS:

33 N. Main Street, Kung Fu Restaurant LLC, business

The applicants appeared before the Board and requested approval for a new sign; they noted that the existing sign is not being changed structurally – only the name and design will be updated. Signage on the windows is also proposed. All signs would have a white background with red lettering. Ms. Hyland noted that the window signs would still require a zoning review for size. Responding to a question from Ms. Taylor-Popkin, the applicants stated that they would consider using a red background with white lettering, but that they could not give a definite answer. Responding to questions from Mr. Happ, the applicants confirmed that the font used for the sign lettering would be as presented and that the existing lighting would not be changed.

Mr. Happ made a motion to recommend a Certificate of Appropriateness for the sign application, noting Borough staff's mention of a zoning item related to the window signs, and requesting that the applicants consider using a red background with white letters. Ms. Blasdale seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

45 E. State Street, Evolution Candy, business

The applicants, Ms. Tracy Lamb and Mr. Jake Lamb, appeared before the Board and requested approval for a new business sign. There are currently two signs on the building: one that is flush against the wall, and one that projects out. They wish to keep only the existing projecting sign, and convert the sign that is currently flush to project out as well. Responding to questions from the Board, the applicants stated that the signs would be wood, in white and black colors. They also stated that the bar sign on the porch would be removed. On a motion from Mr. Happ, seconded by Ms. Walton, the Board voted unanimously to recommend a Certificate of Appropriateness for the sign application, subject to final approval from Borough Council.

BUILDING/REPAIR APPLICATIONS:

277 Belmont Avenue, Tom & Laura Provedano, property owners

Mr. Tom Provedano appeared before the Board and requested approval for a window replacement, and to replace some old deteriorated siding. The windows would be Anderson 400 series double-hung windows, and the siding would be a Carolina beaded vinyl. The Board recalled a previous application for this same property; it was noted that the home sits 150 feet back from the street, and that the proposed changes would be very difficult to see. Responding to a question from Mr. Happ, the applicants confirmed that they would be replacing only the newer windows in the stone section (not the original windows). Responding to a question from Mr. Happ, the applicants stated that the corner boards would be the same color as the rest of the siding. On a motion from Ms. Blasdale, seconded by Mr. Happ, the Board voted unanimously to recommend a Certificate of Appropriateness for the building application, subject to final approval from Borough Council.

278 W. Oakland Avenue, Kurt & Amy Kremser, property owners

Mr. Brett King appeared before the Board and noted that, in an application made last month, everything had been approved. There have since been some alterations for which they are now seeking approval. The previously-approved balcony will be removed, and the previously-approved metal roofing will be changed to a Slateline shingle. A bump-out on the rear of the home has also been removed. Responding to a question from Mr. Happ, Mr. King stated that the Slateline product will also be used on the dormers as well. Mr. King also noted that a Boral product was recommended to them, but the product is no longer being manufactured; he passed around a sample of a composite product as an alternative. Responding to questions from Mr. Fey, Mr. King stated that the corners and window trim would be an Azek material.

Regarding the proposed siding material, Mr. Fey pointed out that it is a supplementary material accounting for less than 20% of the surface, and that it is not being used on a front façade. Responding to a question from Mr. Happ, Ms. Hyland stated that this was submitted as a “new” application, but it is really an amendment to an existing Certificate; it would be appropriate for the Board’s motion to address it as such. Mr. Happ made a motion that this amendment to an already approved application be granted a Certificate of Appropriateness as submitted. Ms. Walton seconded the motion, and it was unanimously approved, subject to final approval from Borough Council.

82 S. Clinton Street, Robert & Claire Huffman, property owners

Ms. Claire Huffman appeared before the Board and requested approval to replace three 3rd-floor windows; one must be an egress window in order to be consistent with code. She noted that there are two different egress window options (a casement and a double-hung), both of which are slightly larger than the existing windows. The front window is proposed to remain largely the same, although it will be two inches larger than the existing window.

Ms. Jarret noted that vinyl, generally, is not an appropriate material. She encouraged the applicant to try and restore the windows – this can sometimes be more affordable, and would preserve the integrity of that part of the house. Mr. Happ noted that the front window is very important to the streetscape, as there is an identical “twin” window next to it. After some discussion, it was determined that the existing side windows are 24 x 48. Mr. Fey suggested that the egress casement window with the arched top in the proposed size, painted to match the other windows and featuring a horizontal rail, would be a good compromise; the other windows could then be restored.

Mr. Happ made a motion to recommend a Certificate of Appropriateness for the application, with the following conditions: that the front façade third floor window be restored; that the east window also be restored to maintain its size, shape, and configuration; and that the west window be a vinyl replacement arched-top casement with a horizontal rail to replicate the existing window configuration, painted to match the existing window color. Also, if the street façade window and the east window prove to be un-restorable, that they be replaced with a wood window of substantially the same size and details, and be painted to match. Ms. Blasdale seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

6 Lacey Avenue, Diane Bradley, property owner

Ms. Diane Bradley appeared before the Board to request approval for alterations to a twin home. She stated that the existing cedar siding is in poor condition, and that the building also features vinyl siding and windows. Beneath the old vinyl siding, signs for the original Doylestown Hosiery Mill have been discovered. Suggesting that only half of the building is in the Historic District, she proposes to preserve the historic half of the structure facing Church Street. Responding to questions from the Board, the applicant stated that she proposes to replace the siding and also “cap” the windows with vinyl. Responding to questions from Mr. Fey, the applicant stated that the gable siding cannot be preserved, as it is too thin.

Ms. Hyland clarified that the entire building is within the Historic District, according to the full legal description of the property, and pointed out that the removal of the old siding has already begun without a permit. Mr. Fey stated that there is value in preserving at least the side façade. Ms. Taylor-Popkin suggested using cedar shakes on the upper side portion, with the vertical CraneBoard below. The applicant noted that the vinyl siding has already been purchased; Mr. Fey emphasized that, if the applicant had come before the Board *before* purchasing the siding, the Board would have required different materials. The difficulty now is trying to make sense out of a material that would not have been approved. Ms. Walton noted that the building is located on a very visible corner in town.

Ms. Taylor-Popkin stated that, with most applications, there would be elevations, drawings, and other renderings; she would like to see this proposal drawn up in detail, instead of only referencing photographs. There are many details in addition to the siding itself – window capping, preserving the historic details, etc. She added that there are not many buildings like this one left in the Borough. Ms. Walton stated that preserving the historic features of the home will increase its value. Responding to a question from Ms. Taylor-Popkin, Mr. Happ stated that the proposed changes are potentially reversible if done well; he questioned how water penetration behind the siding could truly be prevented according to the proposed scheme. He suggested that such details be drawn up by the applicant’s contractor and given to Borough staff for review.

Ms. Taylor-Popkin suggested that the applicant return at a future meeting with a more detailed presentation so that the Board can understand what will be done, and how it will be accomplished. Mr. Fey added that capping wood with vinyl material is, in all likelihood, not acceptable. The applicant asked whether she would be able to use HardiePlank siding on the whole structure, which would cover up the historic signs. Ms. Walton stated that the Board would hesitate in allowing the signs to be covered. The

Board suggested that the applicant's builder be present in order to provide additional detail and explanation.

On a motion from Ms. Blasdale, seconded by Ms. Jarret, the Board voted unanimously to table the application.

RENOVATION CONTINUANCE: None.

NEW/OLD BUSINESS: Ms. Blasdale asked whether the Board is under any kind of obligation when an applicant appears and states that materials have already been purchased. Ms. Hyland replied that the Board has no obligation to issue any approvals under such circumstances. Referencing the last application, Ms. Taylor-Popkin asked if the old siding had been removed without a permit; Ms. Hyland confirmed that there were no permits issued before the work was begun.

ADJOURNMENT: There being no further business before the Board, the meeting was adjourned at 10:17pm.

Respectfully Submitted,

Dirk A. Linthicum

Meeting Minutes Secretary