

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

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, March 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, Vice Chairperson Amy Taylor-Popkin, Denise Blasdale, Heather Walton, Ralph Fey, Jennifer Jarret, Marie Kovach, and Karyn Hyland, Director of Building and Zoning.

**CALL TO ORDER:** Ms. Jacobsen called the meeting to order at 7:33 PM.

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

**SIGN APPLICATIONS:**

15 W. Oakland Avenue, Colloquia Partners LLC, applicant

As the applicant was not present, the sign application was moved to last on the meeting agenda. Returning to the application, with the applicant still not present, on a motion from Ms. Blasdale, seconded by Ms. Jarret, the Board voted unanimously to recommend a Certificate of Appropriateness for the sign application, subject to final approval from Borough Council.

**BUILDING/REPAIR APPLICATIONS:**

211 Belmont Avenue – Jeremy Philo, AIA, applicant

Mr. Philo appeared with Mr. Jeffrey Durham to request approval for renovations. The original home is a two-story colonial-type building with an overhanging second floor, vinyl shutters and windows, aluminum siding, a brick front façade, and a brick chimney. In the rear is a long one-story family room, three-season room, and a two-car garage. On the left side of the front elevation is a one-story eat-in kitchen addition. The applicants propose to convert the one-story rear area to two stories inside the existing footprint. The front sections will be “facelifted” with the addition of a covered entry element, while the side addition will be extended to create a porch / sitting room. All exterior materials will be replaced. All windows will be SDL Anderson 400 series; the top dormer will feature cement shake-style siding, with lap siding below. On the side elevations, a door will be added. Windows on the side will be six-over-one double-hung windows, with the other windows being casements as shown.

Responding to a question from Ms. Blasdale, Mr. Philo stated that the front gable will project 14 – 16 inches out in order to break up the existing fascia. Mr. Fey noted that the applicants are transforming a basic Colonial home in a very clear direction with better materials and proportions; he suggested that an element be introduced to project forward, creating a “minor break” for the front of the building; the applicants agreed. Responding to a question from Mr. Fey, Mr. Philo noted that the “jog” on the roofline in the rear is 18 inches, although the elevations do not quite show that. Mr. Fey suggested that more of a

break would be helpful there as well, and also suggested that the bracket of the man-door be moved away from the corner so it will not disrupt the trim. The applicants agreed. Responding to a question from the Board, the applicants stated that they picked stone for the piers in order to create a mix of materials; the stone will be real-cut and will be similar in color to the brick. The applicants also confirmed that the chimney will be painted brick.

Responding to a suggestion from Ms. Jarret, Mr. Philo noted that there is a zoning constraint on how far the porch could project into the front yard setback; they added the side porch to compensate. Mr. Fey suggested extending the front overhangs around to the side of the building as well. Ms. Jacobsen expressed concern over the five small windows being a central element of the front façade; she encouraged the applicants to tinker with the design. The Board as a whole expressed approval for the dark windows and the side porch. Mr. Philo summarized the Board's suggestions: brick piers, pull the center element out all the way down to the first floor to create a break, make the eaves more consistently finished in the "arts and crafts" style, make the eyebrow dormer taller at the center, move the side door away from the corner trim, reassess the gable window pattern, and lower the back portion of the roof to create more separation.

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

228 E. Court Street, Marcie & Daniel Carchedi, applicant

Mr. Daniel Carchedi appeared before the Board and explained that they had received approval and feedback for their design in December. After a neighbor assembled a legal team to oppose the plans, Mr. Carchedi amended the design to reduce the size of the garage and re-orient it; the footprint and layout otherwise remain the same. Mr. Scoff Hoffman, the project architect, explained that there is now an 8-foot setback from the addition to the garage; the garage doors now face Spruce Street. With the new design, he noted that they were unable to transition the hip roof. The hip roof element has been replaced by a gable end. They were also able to change the proportions of the dormers so that the windows are more in proportion. The only other addition is that the applicants wish to replace four of the original thin windows below the chimney in-kind with Anderson E-series aluminum-clad units.

The Board expressed a preference for wood windows, since all the other windows in the original portion of the home are remaining the same. Ms. Jarret suggested that restoring the windows would be a more cost-effective option. Mr. Carchedi agreed that they would do anything they could within their budget. Responding to a question from Ms. Jacobsen, Mr. Carchedi noted that the brick opening for the windows is actually straight; it is only the windows and trim that are arched. The applicants added that the replacement windows would have screens so that the windows could be opened. Responding to a question from Ms. Taylor-Popkin, the applicants stated that the window color would match the rest of the addition, and that the sills would be wood, not clad.

Ms. Blasdale made a motion to recommend a Certificate of Appropriateness for the change in plans as submitted, with the condition that the applicant explore repairing / restoring the windows rather than replacing them. Ms. Walton seconded the motion, and it was passed on a vote of 6 – 1 (Ms. Jacobsen dissenting). The Board noted that an in-kind window replacement would be acceptable; if the applicant wishes to press forward with the clad windows, they can appear before Borough Council.

There was some discussion regarding the 3<sup>rd</sup>-floor windows being higher on the building and therefore less visible; Mr. Fey noted that a caveat cannot be “stamped on the window,” so to speak. Ms. Jacobsen stated that clad windows have been approved in the past because they maintain the correct profiles.

**RENOVATION CONTINUANCE:** None.

**NEW/OLD BUSINESS:**

Walking Tour of Completed Projects

Ms. Jacobsen stated that she has received several selections for the walking tour, and added that she would compile them to create an official list to be included in the April meeting packet. The tour is being targeted for May or June. Ms. Jacobsen urged the Board to come to the April meeting with any other projects they may wish to see.

**ADJOURNMENT:** There being no further business before the Board, on a motion from Ms. Blasdale, the meeting was adjourned at 8:56pm.

Respectfully Submitted,

Dirk A. Linthicum

Meeting Minutes Secretary