

**DOYLESTOWN BOROUGH  
HISTORIC & ARCHITECTURAL REVIEW BOARD  
CORRECTED MEETING MINUTES  
January 25, 2018**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, January 25, 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 Heather Walton, Walter Keppler, Denise Blasdale, Jennifer Jarret, Amy Taylor-Popkin, John Hickman, and Karyn Hyland, Director of Building and Zoning.

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

**MINUTES APPROVAL:** On a motion from Ms. Blasdale, seconded by Mr. Keppler, the December 2017 minutes were unanimously approved as corrected.

**SIGN APPLICATIONS:** None.

**BUILDING/REPAIR APPLICATIONS:**

95 N. Broad Street, windows/siding/soffits, Josh Skolnick, property owner

Mr. Greg Frederick, of Ralph C. Fey AIA Architects, and Mr. Josh Skolnick re-appeared before the Board with a more cohesive design for the whole project. They reported that they were unable to find documentation that this was an Oscar Martin-designed building, although there are elements that may have been inspired by his work. The proposed design scheme now includes a restored front porch featuring columns with heavy bases, and replacing the aluminum siding on the gables with a fish-scale pattern. For the color scheme, they propose hammered silver for the shingles, and mist gray for the columns and other details.

One item from the last meeting involved repairing instead of replacing the windows. Mr. Skolnick stated that he is still committed to a replacement, but that he would replace them in kind with matching Anderson E-series aluminum clad windows. They have worked with a local lumber company to measure the windows exactly. There are also many windows that seem haphazard and do not match the original look of the building; these would be replaced to give the building a more uniform and historical look. The applicants confirmed that they had looked into refurbishing the windows, but that they are committed to restoring the building in a way that preserves its historical appearance, and also makes it more energy-efficient. Responding to questions from the Board, Mr. Skolnick stated there was long-term neglect to many of the windows, and that some of the headers have collapsed; others are missing panes, do not close correctly, or have other structural issues. There is also some rot on the windows themselves, although the frames are fairly sturdy. Mr. Skolnick added that much of the original window hardware is beyond repair.

Responding to a question from Ms. Jarret, Mr. Frederick stated that they want to see what is beneath the current siding; if it is not in good condition, they will replace it with cedar. Mr. Skolnick added that the original trim-work beneath the capped fascia may still be

there; they would like to restore or replicate any detailed trim that they find. Responding to a question from Mr. Happ, the applicants confirmed that they will use ground lighting to illuminate their sign. They also plan to plant some greenery around the fence as an additional buffer. Mr. Skolnick noted that the front doors are rotted and in very poor condition; they propose to build new units to match the original doors and windows. The applicants also agreed to come before the HARB when they are ready to submit their sign application.

Responding to questions from Ms. Taylor-Popkin, the applicants confirmed that the base of the porch, as well as the base of the porch columns, would be in real stone. There was some discussion regarding whether the base of the columns should be stone, or whether brick / poured concrete would be better options. Responding to a question from Ms. Hyland, Mr. Frederick stated that a railing is required on one side of the porch only. The applicants added that the side shutters on the building are gone, but that they propose to replace them to match the original shutters on the front. The Board suggested that the applicants could even leave the shutters off entirely.

Responding to questions from Ms. Jarret, the applicants confirmed that the windows on the addition would be staying the same, but that the rest would be replaced in kind, using simulated divided light with a spacer. Responding to a question from Ms. Taylor-Popkin, the applicants confirmed that the side doors will be blended with the door to the basement so that they all match. They added that the louvered basement window is actually a vent, and that it will be either left in place or replaced with an identical unit.

Responding to a question from Ms. Walton, Mr. Frederick stated that if the proposed cementitious siding does not come in a scaled material, they will use cedar. Mr. Skolnick noted that they may want to use shutters on the front of the building, but maybe not on the sides or rear. The Board noted that lower-floor shutters are typically louvered rather than paneled, and that they should be half the width of the windows so they appear functional.

Ms. Jarret made a motion to recommend a Certificate of Appropriateness for the building application with the following changes: that the applicants will return for their sign approval when their designs are ready; that all the windows will be replaced rather than refurbished where noted; that the siding will be a scale shingle in cedar if it cannot be found in a cementitious material; that the soffits be replaced if needed; and that the shutters are at the owner's discretion. Mr. Keppler seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

106 E. State Street, porch, Ellen Happ, AIA, applicant

Mr. Happ recused himself from the application. Ms. Happ appeared before the Board along with Mr. Charles Shorday and Ms. Wendy Connard, and passed out paper copies of her revised application. They are requesting approval to remove the plate glass window in the bay and replace it with two double-hung units; to replace the windows in the rear framed addition; to replace the wood siding on the rear additions with HardiePlank; and to change the color palette. For the new windows on the front façade, they are proposing one-over-one Anderson 400 series clad windows. For the windows in the rear, they are proposing two-over-two units. They propose to replace the wood siding on the rear additions with smooth HardiePlank siding, and will paint the stucco and concrete block with a similar color. The color for the wood siding on the vestibule will match. The

applicants also propose to remove the fire escape, as long as it is approved by the building department.

Responding to a question from Ms. Jarret, the applicants confirmed that they will replace the AC unit in the transom above the door with a rectangular fixed glass transom – possibly a two-wide. Responding to a question from Ms. Walton, the applicants explained that the roof is currently faux slate in front, with standing seam metal in back. There is also real slate above the side door. The applicants added that they plan on keeping all existing windows in the brick section, repairing them if needed.

On a motion from Ms. Blasdale, seconded by Mr. Keppler, the Board voted unanimously to recommend a Certificate of Appropriateness for the revised application, subject to final approval from Borough Council.

**RENOVATION CONTINUANCE:** None.

**REORGANIZATION:** Ms. Blasdale made a motion to re-elect Ms. Jacobsen as Chair for 2018. Mr. Happ seconded the motion; Ms. Walton confirmed that Ms. Jacobsen is still willing to serve. The motion was unanimously approved.

Ms. Blasdale made a motion to nominate Ms. Taylor-Popkin as Vice Chair for 2018. Ms. Walton seconded the motion, and it was unanimously approved.

**NEW/OLD BUSINESS:** Ms. Hyland noted that time should be made for any comments from the public after a motion has been made and seconded, but before the vote is taken. Regarding the proposed “walking tour” of the Borough by the Board, Ms. Hyland stated that she would bring past Certificates of Appropriateness to the February meeting. Ms. Walton suggested that scheduling the walking tour should be an item of new business for February.

**ADJOURNMENT:** There being no further business before the Board, the meeting was adjourned at 8:37pm.

Respectfully Submitted,  
Dirk A. Linthicum  
Meeting Minutes Secretary