

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
April 16, 2015**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, April 16, 2015 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 Meincke, Vice Chairperson Heather Walton, Ralph Fey, Stephen Rawes, Denise Blasdale, Gus Perea, Walter Keppler, Marie Kovach, and Kelli Scarlett, Director of Building and Zoning and Fire Marshal. Not present were Vice Chairperson Heather Walton and Amy Taylor Popkin.

CALL TO ORDER: Ms. Meincke called the meeting to order at 7:30 PM.

MINUTES APPROVAL: The minutes from the March 2015 meeting were approved as corrected, on a motion by Ms. Blasdale, seconded by Mr. Rawes.

SIGN APPLICATIONS: None.

RENOVATIONS/ALTERATIONS:

128 Spruce Street, Antonia Russell, property owner

Robert M. Nase, architect for the project, appeared before the Board and requested approval for a second-floor addition and a new dormer on the right-hand portion of the home. They have mimicked the pattern of the existing dormer for the new one, and are also adding ornamental columns to the sides in the same style as the columns on the front and side porches. The current aluminum and vinyl siding will be replaced with shingle siding, which was what originally was in place circa 1890. The applicants displayed several renderings, also pointing out a bay window being added on the right side of the addition.

Responding to a question from Mr. Perea, the applicants stated that they will use cedar shingles, or possibly a cement material such as HardiPlank. They also stated that the main roof of the house is already slate, and they will be using slate on the addition roof as well. The Board informed the applicants that a standing seam metal roof would be appropriate over the bay window or porch. The applicants added that the shutters would be wood with real hardware. Windows would be replaced using Norwood painted wood windows in a six-over-one pattern, with the dormer windows being four-over-one. Responding to a question from Mr. Perea, the applicants stated that they are not opposed to half-round gutters.

Ms. Meincke questioned the use of a double window on the addition, stating that a single window would look more appropriate. The applicants agreed to this suggestion. They also confirmed that the side steps would be brick risers with blue stone tread. Responding to a question from Ms. Meincke, the applicants stated that the side door would be a Therma-Tru fiberglass door designed to mimic the appearance of wood. Ms. Meincke suggested they use a real wood door, to which the applicants agreed.

Mr. Perea made a motion to recommend a Certificate of Appropriateness for the application with the following alterations: that the owner install half-round gutters with round downspouts; that the current double window on the addition become a single window in scale with the others; and that the side door for the addition be wood. Ms. Blasdale seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

36 Bridge Street, Steve and Patricia Rubenstein, property owners

Mr. Ken Mattner of Renewal by Anderson appeared before the Board and requested approval to replace three double-hung windows with Fibrex simulated wood windows in a one-over-one configuration. Responding to a question from Mr. Fey, the applicants confirmed that most of the original windows in the neighborhood are one-over-one. Responding to a question from Ms. Meincke, the applicants stated that the three windows facing Bridge Street (two upstairs and one on the first floor) are being replaced. Responding to a question from Mr. Perea, the applicants confirmed that the windows will have full screens. On a motion from Mr. Perea, seconded by Mr. Keppler, the Board unanimously recommended a Certificate of Appropriateness for the application as presented, subject to final approval from Borough Council.

BUILDING/REPAIR APPLICATIONS:

295 W Court Street, David and Florence Hughes, property owners

The applicants appeared before the Board and requested approval to remove the back shed off of their home and build a kitchen with a shed roof in its place, bumping it out slightly to the right rear of the house. They displayed front and overhead renderings of the proposal. Responding to a question from Ms. Meincke, the applicants confirmed that the kitchen roof is not following the same roofline as the shed roof. They added that they are keeping the roofline the same where it is shared with the party wall; 7 feet over, however, is where it changes. Mr. Fey shared a few suggestions on the design of the roof with the applicants.

The applicants stated that the windows will be Anderson 400 Series wood, clad in vinyl, in a two-over-two pattern. The doors would be two-by-three with six lights. There will also be three small windows mimicking the awning windows. Responding to a question from Mr. Perea, the applicants stated that they will use HardiPlank or a cement type siding, with the trim in a composite material. The gutters would be half-rounds, and the roof would be standing seam. The applicants volunteered to re-submit their application with updated renderings and detail, including windows and siding. The Board noted that they should include the roofline change, the roofing type, the siding type, the window type, the door type, and the gutters and downspouts. Mr. Fey added that they should detail the foundation below the cement board siding. The Board expressed appreciation for the applicants' efforts and, on a motion from Mr. Perea, seconded by Mr. Rawes, unanimously moved to table the application.

RENOVATION CONTINUANCE: None.

WALK-IN:

199 Washington Street, window replacement, Mary Oeschel, applicant

Ms. Christy Booth appeared before the Board, representing the applicant. She requested approval to replace 13 windows, stating that the ones visible from the street would be Anderson 400 Series wood vinyl-clad windows in a one-over-six pattern. The windows not visible from the street would be replaced in Anderson 70 series vinyl windows. Mr. Fey made a motion to recommend a Certificate of Appropriateness for the application, provided that the 8 front and side windows be Anderson 400 Series wood clad in vinyl, and the remaining 5 rear windows be Anderson 70 Series in vinyl. Mr. Rawes seconded the motion, and it was unanimously approved, subject to final approval from Borough Council.

NEW/OLD BUSINESS: Mr. Keppler made the suggestion that there be some type of announcement if there is an off-schedule meeting date on the calendar. Ms. Meincke suggested distributing a calendar at the first (January) meeting of the year. Ms. Scarlett explained that this particular meeting was scheduled due to an error in determining the exact date of Passover, but that the schedules are made in November and, once published, are very difficult to adjust.

ADJOURNMENT: There being no further business before the Board, on a motion from Mr. Perea, seconded by Mr. Keppler, the meeting was adjourned at 8:49 PM.

Respectfully Submitted,

Dirk A. Linthicum

Meeting Minutes Secretary