

**DOYLESTOWN BOROUGH  
HISTORIC & ARCHITECTURAL REVIEW BOARD  
CORRECTED MEETING MINUTES  
December 18, 2014**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, December 18, 2014 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 Stephen Rawes, Denise Blasdale, Heather Walton, Ralph Fey, Walter Keppler, and Kelli Scarlett, Director of Building and Zoning and Fire Marshal. Not present were Gus Perea, Maria Kovach, and Amy Taylor-Popkin.

**CALL TO ORDER:** Ms. Meincke called the meeting to order at 7:34 PM.

**MINUTES APPROVAL:** The minutes from the November 2014 meeting were approved with noted corrections, on a motion by Ms. Blasdale, seconded by Mr. Keppler.

**SIGN APPLICATIONS:**

60 Green Street, Dynasty Advisors LLC

The applicants appeared before the Board and requested approval for a new placard on the existing monument sign. Responding to a question from Ms. Meincke, the applicants confirmed that they are using the same sign designer that has worked on the building for years. All portions of the sign will share the same design. They clarified that the border will be a black rim inside which the sign is mounted. There will also be signage on the window and door. Ms. Blasdale made a motion to recommend a Certificate of Appropriateness for the signs, provided that the border on the insert to the monument sign will be black. Ms. Walton seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

33 South Main Street, Serendipity Shops – Nicole Beltz, applicant

The applicant appeared before the Board and requested approval to change the lettering on the awning, and to also add decorative flower images. Everything would be white in color. Responding to questions from Ms. Walton and Ms. Blasdale, the applicant confirmed that the awning was already in place and that the lettering and images would be painted on. Mr. Keppler made a motion to recommend a Certificate of Appropriateness for the application, with the clarification that the text and flowers be white. Ms. Walton seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

**RENOVATIONS/ALTERATIONS:** None.

**BUILDING/REPAIR APPLICATIONS:**

272 W Court Street, Joe and Vicki Poretta, property owners

Mr. Rawes recused himself, as he is representing the applicant. He stated that the property owners are proposing a window replacement for a 1927 Oscar Martin house. A total of 17 windows will be involved. The three on the first floor will be painted wood;

the reminder on the second floor will be clad. He presented examples of the windows to be used and stated that the grid patterns will remain the same.

Responding to questions from Mr. Fey and Mr. Keppler, Mr. Rawes stated that they are replacing the original windows and that the grid pattern will be six over one. The dormer windows will also be six over one. Responding to a question from Mr. Fey, Mr. Rawes stated that the windows will be colored white to match the current colors. On a motion from Ms. Blasdale, seconded by Mr. Keppler, the Board voted unanimously to recommend a certificate of appropriateness for the project, subject to final approval from Borough Council.

47 Hillside Avenue, Ruth Taylor, property owner

The applicant stated that she was returning before the board because there had been a question raised during her previous appearance as to whether double hung windows would satisfy the egress requirements. She has found casement windows that mimic a double-hung look, and proposed to use these in a two-over-two configuration for all the windows in the addition. Mr. Fey asked whether the applicant prefers casement or double-hung windows; the applicant stated that she preferred casements. Responding to a question from Ms. Meincke, the applicant stated that she would be using wood clad windows. Ms. Blasdale made a motion to recommend a Certificate of Appropriateness for the windows on the second level of the addition now being wood clad casement two-over-two windows that mimic a double-hung look. Ms. Walton seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

6-8 East State Street, Lenape Hall 3<sup>rd</sup> floor, Wolstenholme Associates, applicant

The applicant, Mr. John Wolstenholme, appeared to represent the building owners. He stated that an existing window on the building had been closed up with brick; they propose to open the window up again and add a window, similar to those existing, in simulated divided light. They would also like the option to replace other windows on the same floor to match, budget permitting. The applicants are also seeking permission to replace five windows facing the alleyways with aluminum clad windows. Responding to a question from Ms. Meincke, the applicant stated that they will replicate what is there and re-install the one window that has been bricked over. The windows would be colored to match what is currently in place on the building. Ms. Meincke stated that the Board could issue a conditional approval to include the current five windows, as well as additional windows on the same floor, provided similar products are used. On a motion from Mr. Rawes, seconded by Mr. Keppler, the Board unanimously moved to recommend a Certificate of Appropriateness for the window project for the third floor of the building, subject to final approval from Borough Council.

182 N Main Street, Hayman Investors, property owners

Mr. Joe Ventresca and Mr. Rick Brown appeared before the Board and stated that they were returning to further discuss their application from November 2014. They are now proposing a different style of window (the Anderson 200 series) as opposed to the Marvin windows they initially proposed. They will still be simulated divided light wood windows, clad in vinyl. The applicants also presented samples of shingles and Boral siding. Responding to a question from Ms. Blasdale, the applicants confirmed that the "original" portion of the house will use the Boral siding, and the new portion will use another siding type. The applicants also displayed examples of the roof tint and the CertainTeed trim product.

Mr. Fey stated that his concern is how the newly proposed windows are better. Ms. Meincke noted that this new product is still in keeping with what was originally approved, and that the HARB appreciates the applicants informing them of the changes. She suggested that the applicants could possibly use the originally proposed windows on the “original” portion of the home, but that they could use a different manufacture on the new portion.

Ms. Meincke made a motion to amend the previously-given HARB approval for the project, granting the applicants permission to use a different manufacture of custom clad window on the “addition” portion of the project, but retaining the Marvin custom clad windows in the “original” portion, and also stating that the applicant will indeed be using the Boral German siding. Ms. Blasdale seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

**RENOVATION CONTINUANCE:**           None.

**WALK-IN:**

112 Mechanics Street, Doylestown Presbyterian Church, Windows and door replacement  
The applicant appeared before the Board and stated that there had been an issue with their November 2014 application regarding the proposed type of windows. They are now proposing to use an Anderson 400 series vinyl clad window (or the same type of window in a different manufacture). The applicant had difficulty with the clad door, stating that he would like to match what is there with a vinyl clad wood door. He also proposed a storm door identical to what is currently in place.

There was considerable discussion regarding the new door; the members of the Board were of the opinion that the proposed door looks very contemporary, and some details were hard to determine in the images provided. They suggested that the applicants go with a full-panel door instead. Ms. Meincke also suggested that a good storm door could mitigate any leaks in the existing door, saving the applicants some money. It was determined that the replacement storm door be a Larsen Model 394-04 in white.

Ms. Blasdale made a motion to recommend a Certificate of Appropriateness for the project, provided that the windows be replaced with vinyl or aluminum clad wood windows in simulated divided light, and that the applicant try to salvage the existing front door and will replace the storm door with a Larsen Model 349-09 door in white. Mr. Rawes seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

127 E State Street, The Standard Club

The general contractors for the project appeared before the Board to propose a total window replacement, except for the palladium window seen in the West elevation. The idea of the replacement is that some current windows are white vinyl-clad units, and others are vinyl replacements (both with and without snap-in grids). They propose to use a Pro-line series of simulated divided light aluminum-clad windows. They also propose to remove the brick and stucco in-fills and replace the glass block windows. The overall intent is to bring the building back to its original design. All of the windows would be black in color.

Mr. Fey pointed out that the building once utilized black French casement windows and had been hoping that the proposed renovations would completely reflect the original style, rather than changing everything to double-hung models. The applicants were inclined to agree, but pointed out that the cost would double if they used French casement units.

Responding to a question from Mr. Keppler, the applicants stated that the small windows next to the palladium windows would be replaced with awning windows. Mr. Fey stated that he would try to find original drawings of the building. Ms. Meincke stated that the Board would rather see this project as a whole, rather than trying to approve it piecemeal. Ms. Scarlett recommended that the applicants spend the next month on building plan design. Mr. Fey summed up the outstanding issues that the Board would want resolved, including doors, side entrances (whether they will use a canopy, a covering, etc), and the tie-in of how all the new elements will relate the existing building. The applicants thanked the Board for its guidance and stated that they would return with more details. The application was tabled.

**NEW/OLD BUSINESS:** Mr. Fey stated that he would locate the building plans for 127 E State Street and would circulate them to the Board.

**ADJOURNMENT:** There being no further business before the Board, on a motion from Ms. Blasdale, seconded by Mr. Keppler, the meeting was adjourned at 9:21 PM.

Respectfully Submitted,

Dirk A. Linthicum

Meeting Minutes Secretary