

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
June 24, 2021**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, June 24, 2021 at Doylestown Borough Hall, 57 West Court Street. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Denise Blasdale, Marie Kovach, Walt Keppler, Ralph Fey, Andy Happ, Kim Jacobsen, Amy Taylor Popkin, Student Member Jack Swartley, and Karyn Hyland, Director of Building and Zoning.

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

MINUTES APPROVAL: On a motion from Mr. Happ, seconded by Mr. Keppler, the May 2021 meeting minutes were approved as amended.

SIGN APPLICATIONS:

43 South Main Street, Alden Investment Group

Applicant did not attend. The Board was concerned with the stark color planned for the sign and would prefer a hanging sign as opposed to the proposed two post sign. Mr. Happ would like to see the posts and frame match the shutters on the building, and the background of the sign to be off white. Mr. Fey was concerned with the height of the sign. The application has been tabled. Ms. Hyland will convey the ideas of the Board to the applicant for consideration.

38 East State Street, Makers Off Main

Kaitlin Hernandez presented a hanging sign for their new location. There will be no lighting; Ms. Taylor-Popkin noted the inviting logo.

On a motion from Mr. Happ, seconded by Ms. Blasdale, all members voted to recommend to Borough Council the approval of a Certificate of Appropriateness.

90 North Main Street, Truist

Tom Canazaro of Philadelphia Sign Company, on behalf of Truist Bank, presented an application to replace the existing signs with the new business signs. The proposed sign around the ATM is larger than the existing sign; it is now planned to be surrounding the ATM as a branding effect and will not be illuminated. The current sign above the door will be removed entirely.

On a motion from Ms. Blasdale, seconded by Mr. Keppler, the Board voted unanimously to forward the application as presented to Borough Council for a Certificate of Appropriateness.

152 North Main Street, Truist

Tom Canazaro of Philadelphia Sign Company presented Reserved Parking Signs. Ms. Hyland noted the signs are larger than the standard No Parking signs and will need a zoning review.

On a motion from Mr. Keppler, and seconded by Ms. Taylor-Popkin, the Board approved the application as submitted, given the Reserved Parking signs are approved by Borough Zoning Department.

25 North Main Street, The Lobster Shack

Krista Vigilante presented application to replace existing signage with their new business sign; to be the same size as the sign currently installed.

On a motion from Ms. Taylor-Popkin, seconded by Ms. Kovach, the Board voted unanimously to accept the application as submitted and forward it to Borough Council for a Certificate of Appropriateness.

38-40 West Oakland Avenue, Sports Connection

Jessica Ryan presented an application for three new business signs. Two signs are the same size as the existing signs, one on both the front and side of the building, as well as a new hanging sign. The hanging sign will need a new bracket.

On a motion from Mr. Keppler, seconded by Ms. Taylor-Popkin, the Board voted to recommend the application as presented to Borough Council for a Certificate of Appropriateness.

BUILDING APPLICATIONS:

401 Maple Avenue, Christopher Candido, property owner

Architect Ellen Happ and Chris Candido presented the application. There is no change to the footprint but includes an added dormer on the side facing the house, and a stone veneer chimney on the façade furthest from Cottage Street. The existing door on the second floor will be changed to a window. A standing seam roof is proposed as well as an added stone wall. Finishes have been chosen to match the house. The foundation will remain as stucco below the siding. The shutters, as they match the house, will remain. Windows are double-hung, Pella architect series, and will be replaced in kind.

On a motion from Mr. Fey, seconded by Ms. Taylor-Popkin, the Board voted unanimously to forward the application as presented, with an additional note that the shutters will remain, to Borough Council for a Certificate of Appropriateness.

271 West Oakland Avenue, Wynne Wister, property owner

Matthew Shaub of Renewal By Anderson, presented on behalf of the applicant, an application to renovate the front porch by adding an 18-inch cinder block half wall with stone veneer, and operable windows with an approximate two inch divide. Suggestions were provided by Mr. Fey on the posts and whether they should be full through and not stopping at the wall. Mr. Fey noted, and many members of the Board agreed, that a post in the middle of the windows is not esthetically pleasing and they would prefer to see posts only on the ends. The applicant's intent to allow as much open glass as possible. They will reconfigure the windows by keeping the existing design of the front porch as much as possible. Ms. Taylor-Popkin and Ms. Jacobsen agreed that sliding windows wouldn't really match the time of the home and would prefer to see casement windows.

The applicant will return with a revised and more detailed plan and agreed to table.

177 East Oakland Avenue, Nancy & Drake Payung, property owners

The Payungs presented their application to replace the siding on the front and the back of the home. The smooth Hardie plank will be painted to match the side of the house exactly.

Rick Brown, attending the meeting to present another application, noted the homeowners for each of these twin homes working together to maintain the home is commendable.

On a motion from Mr. Fey, seconded by Ms. Blasdale, the Board voted unanimously to accept the application as presented and forward on to Borough Council for a Certificate of Appropriateness.

211-213 East Oakland Avenue, Beth Binger & Nick Gray, property owners

Rick Brown, along with the property owners, presented their application to renovate this twin home into a single family home. Both doors will remain with only one being functioning. A proposed addition would extend the back wall to add a dining area and more living space. The addition of a dormered third floor will allow for home office space. The current garage has extensive structural issues and will need to be replaced. They plan to reuse the materials as much as possible to rebuild it. Ms. Blasdale noted some of the wood is in good condition. The outside of the barn will be vertical boards with shiplap. The front porch was originally across the full front of the home and will be added. The porch flooring will be extended although the details haven't been decided yet. The chimneys will remain and there are no planned changes to the existing windows.

The front façade is to be stucco, with smooth Hardie plank siding in a 6” or slightly larger exposure, Anderson 400 series windows, and half round gutters. Roofing materials will remain. Although the details for HVAC haven’t been decided yet, there is a place planned for it.

Barbara Hevner, a neighbor, noted the side of the home is very important visually when approaching and wants to be sure changes are made with that in mind. John Hevner, neighbor, noted the windows as well and discussed the asymmetry of the posts on the front porch. Rick noted because it is an old house, the symmetry will not be exact. Neighbor Eleanor Boyle mentioned the unappealing shutter colors and hopes that will change. The homeowners agreed and will be changing the color of the shutters.

Applicants still need to go before the Zoning Hearing Board, and this Board would prefer to table the application and have the applicants return with a full materials list before approving it, although it was expressed the plan looks good.

OLD/NEW BUSINESS: Ms. Hyland discussed the Mayor’s Stewardship Award with the Board and asked for recommendations. Several properties were discussed as possibilities including 66 East Oakland Street, 127 East State Street and the carriage house behind 43 South Main Street. The Board will discuss this further but were concerned there could be an assumed conflict of interest by recommending properties that have been before the Board.

ADJOURNMENT: There being no further business before the Board, on a motion from Mr. Keppler, and seconded by Mr. Happ, the meeting was adjourned at 9:25 PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary