

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
January 27, 2022**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, January 27, 2022 at Doylestown Borough Hall, 10 Doyle Street. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Kim Jacobsen, Denise Blasdale, Walt Keppler, Andy Happ, Heather Walton, Marie Kovach, Ralph Fey, 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.

2022 REORGANIZATION: Ms. Walton's motion to nominate Ms. Jacobsen to continue in her position as Chair was seconded by Ms. Blasdale and all members voted in favor. Ms. Jacobsen nominated Vice Chair Denise Blasdale to continue in her position, which was seconded by Mr. Happ and all members voted in favor.

MINUTES APPROVAL: On a motion from Ms. Blasdale, seconded by Mr. Happ, the December 2, 2021 meeting minutes were approved as amended.

SIGN APPLICATIONS: None.

BUILDING APPLICATIONS:

191 Belmont Avenue, Matthew & Gina Kelly

George and Steve from Prime Custom Builders presented more detailed plans for the proposed new home, as requested previously. Zoning approval had been granted in December. Planned materials include Certainteed shingles, K-style gutters, black, flat panel shutters, Anderson 200 series, clad wood, double-hung windows, and 5" smooth Hardie plank siding. The porch floor will be a fiberglass covered by flagstone, with a white vinyl ceiling, 8" Permacast columns, with Azec corners. Ms. Blasdale questioned the planned porch depth, which is to have a depth of five feet. The front door is planned to be 6'8" painted fiberglass, in response to questions from Ms. Jacobsen. The Board has a concern with the lower height compared to height of windows.

The small roof over pent window is planned to be aluminum; Mr. Happ noted they would typically metal. Due to concerns with window spacing, the Board would like to see the interior floor plan to determine how the windows fit inside the home, which was provided to review. In response to concerns from the Board, the plans will need adjusted shutters in an appropriate size. Additionally, a transom is to be added above the door to even out the look in comparison to the windows. The Board would prefer the larger, dormer in the middle of the second floor be smaller, or somehow otherwise equal to the dormers on either side. Mr. Happ is concerned with the soffits and dormer material; the applicant chose aluminum as Azec is cost-prohibitive. Applicant agreed to change the windows to three equal-sized windows on the second floor. Regarding the planned garage, the same brand of window and same siding are proposed. Exterior lighting has not been decided yet.

On the front elevation, all three dormers shall be the same size, first floor windows to be individual and not paired windows with appropriate sized shutters, porch posts equally spaced, and the front door with transom to align with flanking windows. Dormers and trim on front cottage box will be Azec or like product, with Hardie board on the front cottage area, trimmed in Azec. It was agreed the rear of the property can be trimmed with aluminum. Front porch will be fiberglass decking with field stone, ceiling of porch is to be beaded, non-vented, and the right side roof to be extended down.

On a motion from Ms. Walton and seconded by Mr. Happ, all members voted in favor to recommend a Certificate of Appropriateness to Borough Council.

130 Cottage Street, Andrew & Devin Gregory

Steve from Freedom General Contracting, and the project architect attended with revised plans and an engineer report. After investigation, the foundations and footings are insufficient to add a second floor. In response to recommendations from their last meeting, the garage has been removed from the plan. The roof covering over the deck has also been removed. A small side porch, not enclosed, was added. The home is now planned to sit further to the East and the lot coverages and floor area ratios are all now zoning-compliant. The planned interior remains virtually unchanged. Material changed to include Boothbay blue, smooth Hardie plank, Aztec trim throughout, Ceiling under side and front porch included. The stone façade has been replaced with a glengarry thin brick. Other materials include GAF shingles with a 16 inch overhang, Also included in the plans are Marvin elevated window series, front and side doors are fiberglass in a walnut color and decking is planned to be TimberTech. The house is planned to be 26 feet high, which is below the allowable maximum height, and the architect worked to keep the home in an appropriate scale for the neighborhood. The picket fence has been removed from the plan.

The presentation and details were well received by the Board. Jim Benstead, neighbor at 312 E Court St, spoke on the application and commended the new plan. He did mention the shift of the home would move it further into the back yard, and would affect the neighbors view. Mr. Fey explained that is more of a zoning issue, regarding setbacks, and the placing of the home is appropriate.

On a motion from Ms. Blasdale and seconded by Mr. Keppler, the Board voted to accept the amended application as presented and recommend to Borough Council a Certificate of Appropriateness.

261 West Court Street, Hardeep & Sheela Rai

Mr. Fey recused himself from the discussion.

Ben Phillips and Craig Nush presented the application to renovate an existing carriage house/garage, with a raised addition, to include Board and Batten siding, a standing seam metal roof, and carriage-style door, and Anderson E-series windows. After some discussion, it was decided the heating and cooling equipment would be located at the rear of the carriage house, facing the main residence. Mr. Rai explained the reasons his family has proposed this renovation/addition, as it will have many uses, including an office space, and an appropriately-sized garage for his police vehicle.

On a motion from Ms. Blasdale, seconded by Ms. Walton, the Board voted to accept the application in its entirety as submitted and recommend a Certificate of Appropriateness to Borough Council. Mr. Fey abstained.

NEW/OLD BUSINESS: Spring HARB walk dates should be considered.

ADJOURNMENT: There being no further business before the Board, on a motion from Ms. Blasdale, and seconded by Mr. Happ, the meeting was adjourned at 9:00PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary