

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
February 25, 2021**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held virtually at 7:30 PM on Thursday, February 25, 2021. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Denise Blasdale, Walter Keppler, Andy Happ, Heather Walton, Marie Kovach, Kim Jacobsen, Anthony Hita, Amy Popkin and Karyn Hyland, Director of Building and Zoning.

CALL TO ORDER: Ms. Jacobsen called the meeting to order at 7:30 PM, with an explanation of procedures for virtual meetings going forward.

REORGANIZATION: On a motion from Denise Blasdale, and seconded by Heather Walton, all members voted in favor of Kim Jacobsen to continue her role as Chair of the Board. On a motion from Andy Happ and seconded by Heather Walton, Denise Blasdale will continue her role as Vice Chair for 2021.

MINUTES APPROVAL: On a motion from Ms. Blasdale, seconded by Mr. Keppler, the February 2020 meeting minutes were approved.

SIGN APPLICATIONS:

130 South Clinton Street, Modern Male Barber Shop

Nick Proseada presented his plans for a sign for his new business. There is an existing frame and the sign has been designed to honor the traditional colors of the train station itself. All Board members agreed the sign is nicely done and appropriate for the location.

On a motion from Mr. Happ, seconded by Mr. Keppler, all members voted in favor of forwarding a Certificate of Appropriateness to the full Borough Council for approval.

88 South Main Street, Trash Culture, LLC

Melanie Boyd presented plans for a sign for a new guitar boutique, next to The School of Rock. The sign will be free-standing, to avoid damaging the historic building, with a design and color scheme matching the business logo. The design is by Bob Shaw Signs with posts attached to the ground and will not have lighting.

On a motion from Mr. Keppler, and seconded by Ms. Blasdale, all members voted in favor of forwarding a Certificate of Appropriateness to the full Borough Council for approval.

BUILDING APPLICATIONS:

78 South Main Street, MSM Doylestown LP, property owner

Brian Darby presented plans to replace stucco on left side and rear elevation with a matching vinyl siding that is on the back rear corner of the building. There is a concern with water infiltration with the current stucco. Brian is not aware if there is current stucco damage, but it is expected. On a question from Ms. Blasdale regarding other possible materials, Brian did note the owner selected vinyl siding over all other materials. Hardie plank is currently installed on the more visible portions of the building. Ms. Jacobsen, as well as other members of the Board, felt it would be more appropriate to use Hardie plank rather than vinyl. It is not a standard procedure for the HARB to approve vinyl siding, as it will lose color and crack. Part of the rear of this building is visible from the street, and the stucco was designed to break up the view of the large building and horizontal lines. Ms. Popkin suggested using a different color of Hardie plank as it would break up the solid gray.

As vinyl is not appropriate for the area of town, the Board suggested Hardie plank and varied materials to soften the architectural features of the large building. After much discussion, Brian will take the suggestions from the

Board to his client for review. On a motion from Mr. Happ, seconded by Ms. Blasdale, the board voted unanimously to recommend to Borough Council a Certificate of Appropriateness with the following modifications: use of a horizontal, smooth Hardie plank siding in a different color but matching the gray stucco being removed as closely as possible, with the same reveal as the existing Hardie plank, as well as a composite full height corner piece on the outside southwest corner of the building. Mr. Darby will take the suggestions from the Board to his client for review as soon as possible and report their answer back to Ms. Hyland.

171 Washington Street, Peter Place, property owner

Mr. Place presented his plans to replace the vinyl siding on the house and garage with a light gray Hardie plank. The three front windows on the house are to be replaced with a black exterior, vinyl-clad Anderson 400 window with white trim and white Hardie board and batten on the gables, replace the garage door and add the same window, in white. The gutters and downspouts will remain without changes, the porch will remain white and the shutters will remain black. Additionally, there is a standing seam, black metal roof planned for over the side door. Ms. Popkin would rather the windows remain white; the applicant will consider that and respond within a day or so. It was decided to either leave the windows all white, or paint the remaining windows visible from the street black to match. The alley behind the house is public and the home is partially visible from it.

On a motion from Ms. Blasdale, and seconded by Mr. Keppler, the Board voted unanimously in favor of forwarding a recommendation of a Certificate of Appropriateness to Borough Council for approval as submitted with the following changes: if the three replaced windows are to be black, the remaining public facing windows are to be painted black and if the windows are to remain white, the new windows will match. Additionally, the garage windows are to match the house. The metal roof is to be replaced with a metal standing seam in black, as well as the pent roof on the side. The application may choose to replace the siding on the garage with vertical, smooth, white Hardie plank board and batten.

OLD/NEW BUSINESS: None.

ADJOURNMENT: There being no further business before the Board, on a motion from Mr. Happ and seconded by Mr. Keppler, the meeting was adjourned at 9:05 PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary