

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
April 28, 2022**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, April 28, 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, Marie Kovach, Constance Magnuson, Ralph Fey, Anthony Hita, Heather Walton, 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 Ms. Walton, seconded by Mr. Happ, the March 2022 meeting minutes were approved as corrected.

SIGN APPLICATIONS:

54 East State Street, Heirloom

Tim Pervizi presented his application for a metal A-frame sign to present menus. Ms. Hyland noted this sign has been in use for several years but approval was not required previously due to Covid.

On a motion from Ms. Magnuson, and seconded by Mr. Happ, the Board voted in favor of approval, as presented, to forward to Borough Council for a Certificate of Appropriateness.

21 North Main Street, Mom's Cookie Bar

Brian Hugill and Lindsey Baker presented their application for new business signage. There are two exterior signs, with one above the door and one hanging in front of the building. Ms. Magnuson asked if a glass sign for above the door was considered; however, it appeared to be cost prohibitive, according to the applicants.

On a motion from Mr. Happ, seconded by Mr. Hita, all members voted in favor of recommending to Borough Council the issuance of a Certificate of Appropriateness for the application as presented.

BUILDING APPLICATIONS:

355 Maple Avenue, Joseph Ferrara

Joe and Caroline Ferrara presented their application to replace the roof with a standing seam metal on the front and back porches and a Davinci slate roof on the second floor. Pole gutters and downspouts are to be copper.

On a motion from Ms. Walton, and seconded by Ms. Blasdale, the Board voted unanimously to approve the application as submitted, to include copper downspouts and pole gutters, and forward to Borough Council to issue a Certificate of Appropriateness.

189 South Main Street, Celina & Nicholas Doucette

Cheryl Svoboda and Celina Doucette presented an application for new siding in a blue color, as presented, on the carriage house in the back of the property. The shutters are planned to be removed and not replaced. The downspouts will be replaced with something similar; the windows are also planned to be replaced with a similar, one-over-one window. Ms. Magnuson noted the addition on the main house is a brown color, and would like to see the siding the two buildings match. The applicant plans to replace the siding on the brick home's addition and will use the same color as the new siding on the carriage house.

On a motion from Ms. Magnuson and seconded by Mr. Happ, the Board voted unanimously to accept the application as presented, with the addition of the removal of shutters, the gutters and windows to be replaced in kind, and the applicant has agreed to replace the siding on the brick building with be the same color at a later date, and recommend to Borough Council a Certificate of Appropriateness.

338 West Court Street, Brad Burger

Tim Senigo presented the application to replace the flat roof on two side porches with standing seam, black metal. The gutters will be replaced in kind.

On a motion from Mr. Keppler, seconded by Ms. Walton, the Board voted unanimously to recommend a Certificate of Appropriateness to Borough Council as submitted, with the note that the color is to be black.

300 Maple Avenue, Sharon Mowen

Brian Vaughn presented the application to construct a two-car garage on the rear of the property. Materials include Anderson 400 series, simulated divided light windows, siding to match the house, with the roof planned to be a three-tab shingle, and a Timberline garage door. There is an existing pad for the garage due to a previously planned garage that was not constructed.

On a motion from Ms. Blasdale and seconded by Ms. Walton, all members voted in favor of recommending a Certificate of Appropriateness for the application as submitted.

50 North Main Street, Worth & Worth

Mr. Fey recused himself from the vote, and presented the continuing application. This portion of the application includes the addition of a five-car garage, to be built where parking spaces were in previous designs. There will be direct access from the garage into a hallway connecting them to the elevator into the building units. Additionally, there will be space for trash storage inside the garage. The planned green roof will include a raised grass/green space for the residents, with removable trays to access the roof itself if necessary, as well as an overflow area for runoff and drainage.

Stone or horizontal siding are options being considered for the garage exterior. Small lights are designed for each pillar between the parking garage doors, aimed away from the street and downward, with additional lighting within the railings as well. The Board discussed the exterior options at length, with most members selecting stone or brick as their preference. Ms. Kovach and Ms. Walton preferred the siding.

The address will be metal signage held by small metal pins and very faint lighting behind. Mr. Hita suggested some anti-bird materials for behind the sign.

On a motion from Ms. Blasdale, seconded by Mr. Keppler, the Board voted in favor of accepting the signage portion of the application as presented.

On a motion from Mr. Happ, second by Mr. Keppler, the Board voted unanimously to recommend a Certificate of Appropriateness for the garage based on the application as presented with a rolling rock stone veneer, with the applicant providing a sample at next meeting which shows profile name, pointing shape and style.

NEW/OLD BUSINESS:

100 South West Street, Gary Lorio – Preliminary Discussion

Ralph recused himself from the discussion.

Kyle Wood, architect, along with owner, are in the beginning of planning a new home on the property and were hoping to get opinions and insight from the Board. The plan includes the removal of the existing, deteriorated home and rebuild a home with a detached garage, more appropriate to the neighborhood. Ms. Kovach suggested

more consideration be put into the direction of the house. Ms. Jacobsen agreed; they felt it would be best to front Oakland Avenue. No one present was opposed to the building demolition.

The HARB Walking Tour is this Sunday. Mr. Keppler and Mr. Happ will not be able to attend.

Ms. Hyland reminded everyone May 10 is the Planning Commission's kickoff meeting for the new comprehensive plan. There will be requests for input from other Boards and Commissions throughout the process.

Next HARB meeting will be May 25.

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 9:20PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary