

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
MAY 27, 2021**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held virtually at 7:30 PM on Thursday, May 27, 2021. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Denise Blasdale, Marie Kovach, Andy Happ, 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.

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

SIGN APPLICATIONS:

10 East Court Street, Dermagrafix

Valerie Weber presented her application for a new sign, designed by Bob Shaw, for her existing business showing their new logo and colors, as well as changing the door to include more glass to make the business inside visible and to show the business hours. In response to questions from Mr. Happ, the contractor does prefer to keep the door frame itself and install a custom-made door slab instead. Both Ms. Blasdale and Mr. Happ were interested to know how old the current door is, while Ms. Popkin would prefer a solid wood door on this historic building, and would appreciate seeing a cut sheet for the door. The applicant agreed to table the part of the application regarding the door style until next month

On a motion from Mr. Happ, seconded by Mr. Hita, all members voted in favor of forwarding a Certificate of Appropriateness to the full Borough Council for approval of the window graphics and hanging sign with brackets. The door portion of the application will be tabled until the next meeting.

17 West State Street, C. Ferry Home

Applicant did not attend meeting. Ms. Hyland noted this application involves a sign that is being relocated with the business, however the sign was not initially installed with a permit. On a motion from Mr. Happ, seconded by Ms. Blasdale, the Board voted unanimously to forward the application to Borough Council for a Certificate of Appropriateness, with the condition that there is no additional lighting is added.

135 South Main Street, L&H Couture

Anthony Ciotti presented his application to add a business sign directly to the siding on the side of the building, with their current logo, designed by Bob Shaw. The letters are to be a composite acrylic with no additional lighting.

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

BUILDING APPLICATIONS:

255 West Court Street, Christopher Round, property owner

Steve Mermelstein with Renewal by Anderson appeared to present the application of replacement windows. The windows are a wood composite, to replace the six front windows, four on the side, and four on the rear of the home. The windows will be custom-fit and will look the same as the existing. Mr. Happ noted they will look slightly smaller, although the muntin bars are the smallest available.

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

76 East State Street, Winston Partners LLC, property owners

Joseph Paul presented the application to install siding on the side and rear of the building that are mostly not visible from the street, with the possibility of siding the entire building, if permitted. The materials and a sample siding were reviewed by the Board. The 7" high-end siding brand is Craneboard, color planned is Oceanside, which is very similar to the existing building's color. The owner's preference is to side the entire building, but is open to painting the front if needed. Mr. Happ expressed his desire to see an improved front elevation as the current trim and windows in the front center bays are not appropriately sized. Ms. Blasdale and Ms. Walton would not support a vinyl siding on this building and would prefer a Hardie plank; Mr. Paul noted he is open to returning with a proposal for Hardie plank siding.

Mr. Happ recommended the application as submitted show a different reveal siding than presented and will not be approved by the Board. Based on the application, Ms. Jacobsen suggested the application be tabled and changed to include a mockup and a proposal for Hardie plank. The applicant agreed.

175 East Oakland Avenue, Lori and Nicholas DeRose, property owners

Nick DeRose attended the meeting along with his contractors to discuss his application for replacement siding. A smooth Hardie plank siding is planned to match the existing color. The trim and upper, more ornate siding will remain untouched. Ms. Jacobsen recommended that the trim boards between the doors be painted the same color as the Hardie plank to maintain symmetry.

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

184 Lafayette Street, Mike and Robin Daher, property owners

John Charles presented an amended application, along with Bob and Bill Schilling, contractors, as well as the homeowners. The Board suggested previously to repair and maintain as much of the original structure as possible. Upon further research, the applicants determined the foundation is in serious need of replacement. At that discovery, it was attempted to plan a lifting of the home in order to build a new foundation, however, the wood frame of the home, including floor joists, walls, concrete slab of the porch, and the rafters are all in serious disrepair, and are suffering from animal and water damage. The determination is the home could not be safely lifted onto a new foundation due to the structural issues and does need to be taken down in full as previously requested.

Ms. Blasdale noted, having reviewed previously submitted materials, it had been stated the foundation was sound but now appears to be not safe. Mr. Charles noted that, in its current condition, the foundation is sound; however, the applicants anticipate durability and soundness of the foundation and walls going forward are at risk. Additionally, the grading of the driveway toward the neighbor's driveway would need to be addressed as it may be contributing to the water damage.

Mr. Happ felt the possibility of retaining the historic value of the original home does not seem feasible with the repairs that are necessary, and would support the application with the hope that the look of the historic aspects of the home will be replicated in the new construction. Ms. Walton agreed. Ms. Popkin discussed another local home in the Borough, which had a great deal of repairs to be made as well, and was hopeful this property could be salvaged as much as possible. The applicants noted the rafters of the front porch will be reinstalled in the same location to maintain the streetscape, and the home will retain the same footprint. Mr. Hita shared the agreement that it is disappointing, but the application is probably the best option for this property. He would like to see a plaque installed on the house to honor its history.

The applicant clarified the siding is planned to be a smooth Hardie plank and shutters that appear to be working shutters. Ms. Jacobsen noticed the plan includes a lot of grey color, and would prefer the front of the home be a different color than the more modern addition. Mr. Charles addressed that possibility, and noted initially there were two colors planned, but it would match closely a home close-by. Additionally, it is believed the color chosen was very close to the original color.

At the March meeting, a Board member had asked for some changes to the right-hand elevation. Mr. Charles noted that a break line was added between the gables, and added two gabled dormers to create some undulations to break up the long view on the right façade. In response to comments from Ms. Walton, there is a bit of room for landscaping on the side. Mr. Hita suggested finding an area to use some of the stone from the original foundation in the landscape, and maybe in part of the foundation. Ms. Popkin would like to see a 2x2 window added to the right façade to match the left side, and the applicant will include that in the plan. A brick fireplace rather than stone would also be preferred by Ms. Blasdale, although the applicants would prefer to keep the stone chimney and fireplace. Considering the entire home is to be rebuilt, Ms. Blasdale agreed either look would be appropriate. On the East elevation, Ms. Jacobsen would like to see the windows a bit higher without the gabled dormers. The applicants feel this would give more articulation to the elevation. Shed dormers may take away from the vertical esthetic the design was focused on, although Ms. Jacobsen feels the dormer appears too small for the windows. Two individual shed dormers, similar to the garage, would be appropriate, and the applicants agree with that change. Regarding the front elevation, the gutter is planned to be a cornice gutter, which is a small detail that pleased the Board. The Board thanked the applicant on the work put in to the plan and the research into the history of the home.

John Martin, Karl Kummer, Karen Sandone and Bruce Salkovitz, all neighbors of the property owners, spoke on their behalf in support of the plan.

On a motion from Mr. Hita, seconded by Mr. Happ, the Board voted unanimously to forward the application to Borough Council to demolish the structure, replicate via new construction the exact footprint and details of the original front portion of the home, reuse in that construction as much of the porch materials as possible, as well as the balance of the application regarding the new construction as documented, as well as modifications: single shed dormers on the North side elevation, the inclusion of a small attic window on the North elevation to match the South elevation. Also to include the use of existing foundation stone into areas of landscaping elements as well as an historical plaque. The possibility of a different shade of gray or another color for the front of the home is also being considered.

117 West Ashland Street, Sandra Milligan and Darin Wassmann, property owners

David Snyder, architect, as well as Darin Wassmann, appeared to discuss the application to remove the existing siding and replace it with a Hardie plank siding as well as demolish a portion of the home, add an addition to the home, and add a garage addition as well. Since the last discussion, a Hardie plank is now being proposed as well as a revised dormer. The Board expressed their positive views of the changes that were made to the original application. In response to questions from Mr. Happ, the siding color will be a gray-blue for the house, with a night-grey for the third floor addition.

On a motion from Ms. Popkin, seconded by Ms. Blasdale, the Board voted unanimously to forward the revised application to Borough Council for a Certificate of Appropriateness.

47 West State Street, Michael Smerconish, property owner

Mr. Smerconish appeared, with Rick Brown, to present his application to renovate the building. In response to questions from Ms. Blasdale, Mr. Brown explained the panels will be a flat Hardie, bay windows will be rebuilt in kind. The door to be made into a window is in very poor condition and does not seem to serve a practical purpose. The chimney is in poor condition and the application includes its removal. Mr. Hita would prefer the chimney be repointed and remain. Also, Ms. Blasdale would prefer the unused door remain; Mr. Brown agreed that could be repaired or replaced but would like to remove the unused stoop, as well as the stoop under the bay windows. The color scheme being considered includes Benjamin Moore Spire and Ice with a warm off-white color for trim and doors, and a warm grey/taupe for the shutters.

On a motion from Ms. Blasdale, seconded by Ms. Popkin, the Board voted unanimously to forward the application to Borough Council for a Certificate of Appropriateness with the following adjustments: the unused door will be repaired but will remain, the chimney will also be repaired with the appropriate lyme-based mortar and non-latex based paint and remain,

OLD/NEW BUSINESS: None.

ADJOURNMENT: There being no further business before the Board, on a motion from Ms. Blasdale, and seconded by Ms. Walton, the meeting was adjourned at 10:45 PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary