

**DOYLESTOWN BOROUGH  
HISTORIC & ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
April 25, 2019**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, February 28, 2019 in the Council Chambers, 57 West Court Street, Doylestown PA. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Walter Keppler, Heather Walton, Jennifer Jarret, Ralph Fey, Marie Kovach, Andy Happ, Kim Jacobsen 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 Ms. Jarret, the March 2019 minutes were unanimously approved as submitted.

**SIGN APPLICATIONS:**

7 Taylor Avenue, Alyson Jones, Business Owner

The proposed A-frame sign, made by Bob Shaw, is designed to direct people to her business, Shop Vintage Alley. It is constructed of MDM board with standard metal hinges and displays the logo of the business. In response to a question from Ms. Jacobsen, Ms. Jones advised the sign will only be present when the business is open. Ms. Walton noted this is a wide sidewalk area; there should be no problem with space. Ms. Hyland advised the Board all new signs must be approved by HARB, and it does meet all requirements. On a motion from Mr. Happ and seconded by Ms. Jarret, the Board voted unanimously to recommend a Certificate of Appropriateness for the sign application, subject to final approval from Borough Council in May.

**BUILDING APPLICATIONS:**

50 North Main Street, Stephen Worth, property owner

Mr. Fey recused himself from this decision, as he presented with Ben Eckhard of Fey Architects, on behalf of the property owner. This is a complex site with an extensive history, and combines two properties, as explained by Mr. Fey. The property is in general disrepair and the project is being presented while still in the planning stage. Mr. Worth purchased this property from Bucks County with the hope of combining the two lots, removing the small studio building, which has an address of 75 Shewell Avenue, to create more parking, and renovating the main building to include retail businesses on the first floor, office space on the second floor, and residential units above. The plan would increase the nine current parking spaces to 32, and include a recessed upper floor with a rooftop deck, which will not be visible from the front of the building. The plans for renovation include balconies on the Shewell Avenue and parking sides of the building, refacing the building with brick, new windows, metal railings and a siding material other than brick, to be determined, on the top floor. This will greatly improve the streetscape and restore the building to a quality look for its prominence in the center of town. In order for this project to work as planned, Mr. Fey noted the parking will be necessary, as there is not enough parking currently for the offices proposed. In response to questions from Ms. Jacobsen, Mr. Fey noted there will be a tree worked into the landscape plan although, per Ms. Hyland, that is part of the Land Development approval process. Unfortunately, there is not much historical information on the small studio building, which the Board would like to see prior to approving a demolition of it.

Ms. Jacobsen noted, in agreement with Ms. Jarret and Mr. Keppler, she does like the project and sees it going in a positive direction, although there will be more details needed prior to granting approvals.

The Board agrees there is still research and work to be done on this plan. Mr. Fey understand that; however, the plan can't move forward without the approval to remove the studio building. Ms. Jacobsen stated she would rather wait and approve the demolition as part of the project as a whole but does understand the developer's need to demo. All members of the Board are in favor of restoring the building, as it is in a prominent are of the Borough and would be a welcome addition to the area. The application has not yet gone before the Zoning Hearing Board and the plan has been tabled until next month's meeting for now.

320 East Court Street, Alexa Breslin, property owner

Daniel White presented plans to extend the existing home to the right, adding approximately 1400 square feet in a two-story addition to allow space for his growing family. The plan includes matching the existing façade, adding a garage and extending the front porch to a wrap-around enclosed porch. The garage and proposed driveway would face Court Street. Ms. Jarret expressed concern for pedestrian safety with the space from garage doors in proximity to the street, which is just 14 feet. Ms. Hyland noted there are some zoning difficulties to be worked out for this property and the project will require substantial zoning relief. Ms. Jacobsen is concerned with the new look of the home, the character of the home will be lost. She suggested reworking the plan to move the garage to the Cottage Street side of the home, keeping the original home in the forefront to preserve the historic look. The homeowner came to the Board for recommendations and suggestions and agreed to revise the plans and return at a future meeting.

163 East Ashland Street, James and Robin Wagner, property owners

Mr. Fey again recused himself, and presented the project with Ben Eckhard of Fey Architects, on behalf of the property owners. The demolition of the existing home was previously approved with the revised plans for the new home construction now being submitted. The proposed home is very large in comparison to the homes on either side, so the changes were made in order to ensure the home will still fit well in the neighborhood without having a negative effect regarding shadows and sunlight on the neighboring homes. As an answer to that concern, the plan now has the new home pushed back further on the property. The plan also includes a new design for the front of the home. Ms. Jacobsen noted the concern with the front look of the proposed porch roof; it appears to draw prominence to the corner of the house with an off-balance look to the front door and French door flanking it. The suggestion from the Board is to rework the porch roof and porch. Mr. Fey spoke with his clients and made adjustments to their plans, as the only concern at this point is the current roof proposal.

On a motion from Mr. Happ, seconded by Mr. Keppler, the Board voted unanimously to recommend a Certificate of Appropriateness for the building application as presented with modifications that the front porch roof be hipped rather than gabled, and the materials for the roof be standing seam metal, subject to final approval from Borough Council.

**NEW/OLD BUSINESS:** The Board agreed on a new date for the annual walking tour, and decided on Sunday, June 2. All members were asked to email Ms. Jarret with their selections of locations to view, and the final list will be sent to Ms. Hyland.

**ADJOURNMENT:** There being no further business before the Board, on a motion from Ms. Jarret, seconded by Mr. Keppler, the meeting was adjourned at 9:30.

Respectfully Submitted,

Amy Kramer  
Meeting Minutes Secretary

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