

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

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, July 25, 2019 in the Council Chambers, 57 West Court Street, Doylestown. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Denise Blasdale, Jennifer Jarret, Ralph Fey, Walter Keppler, Kim Jacobsen, Marie Kovach, 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 Ms. Jarret, the June 2019 meeting minutes were approved with corrections.

SIGN APPLICATIONS:

111 East Court Street, Spur Marketing

Ann Reese presented her plan to change the face of the existing wood sign, using acrylic letters.

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

BUILDING APPLICATIONS:

20 East Court Street, Jude Visconto, property owner

Mr. Visconto presented his more detailed plans from last month's meeting, and included proposed materials, as requested. His plan includes the face of the pilot house being in line with the face of the existing building to avoid potential maintenance issues later, although Mr. Fey does not agree this is best for the building and it is his suggestion to move the pilot house in a bit from the existing building. Ms. Jarret explained that when making changes to a property in the historic district, the Board prefers to see those additions and changes as secondary to the original building; these changes are not visible from Court Street, but will be somewhat visible from State and Pine Streets. In response to questions from Ms. Blasdale regarding the safety of the 42" high fencing, Ms. Hyland noted this will be a part of code review to confirm the height is in compliance with current building codes.

On a motion from Mr. Fey, and seconded by Mr. Keppler, the Board agreed unanimously to accept the plan as presented with adjustments: the interior wall of the pilot house is to be shifted in to align with the inside wall, creating a ledge on the outside wall, the deck structure to be lowered a reasonable amount of approximately 8".

101 South West Street, Chris and Beth Gilbert, property owners

Jim Mulloy presented an application on behalf of the property owners to add a second shed dormer, to match the first dormer added several months ago. All materials will match the previously approved application and include true divided light windows, a dark bronze hand-bent metal roof. The previously approved dormer faces the interior of the property and this proposed dormer will face the alley. On a motion from Ms. Blasdale, and seconded by Mr. Keppler, the Board voted unanimously to recommend a Certificate of Appropriateness for the application as submitted.

99 Mechanic Street, Todd and Jane Davis, property owners

John Charles, architect for the property owners, presented plans along with Mr. and Mrs. Davis, for a renovation and addition to this newly-purchased home. The property currently has two units with a commercial business on the first floor and a residence on the second floor. The plan includes a renovation to create one dwelling unit by opening up the first floor, a new staircase to access the second floor, a two story deck off the back of the house to create more living space and a new entry door at the rear of the house. To preserve the historic value of the home, the two existing doors on the right side of the home will be replaced with Anderson 1" muntin, wooden, metal clad windows with panels below, to maintain the appearance and scale of doors. The windows on the left side and throughout the rest of the home will be kept intact. The rear lean-to will be removed, and a deck added with aluminum rail and Hardie trim. Materials include arctic white Hardie pine siding and Trex composite decking.

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

82 South Clinton Street, Claire Huffman, property owner

The property owner presented her plan to replace the existing shingle roof. There is no need to review this application, as the roof is being replaced in-kind. The application was withdrawn.

19 South Pine Street, Nancy Kanter, property owner

Rick Brown presented plans, on behalf of the property owner, for an addition. The proposal has already received approval from the Zoning Hearing Board to use the building as both a home and an office; all zoning is in place. The proposal includes simulated, divided light two-over-two Anderson 400 Series windows and, because the brick is over 150 years old and cannot be matched, an area of approximately 1½" stucco will be used in conjunction with the new brick to articulate a joining between the new brick and the old. In response to a question from Ms. Jarret, Mr. Brown noted the cornice color will be white. Mr. Fey noted the plan is beautiful and does a great job of meshing the old with the new and great materials have been selected. There is no need to return with specific colors once they are chosen. Any of the colors listed are fine.

On a motion from Mr. Fey, seconded by Mr. Keppler, the Board voted unanimously to approve the plan as submitted with the following additional details: stucco is to be a Canvas, Sunset Yellow, or Buckskin color and Glen-Gery Modular Series brick or something similar.

NEW/OLD BUSINESS: Ms. Hyland reminded the Board of the need to reschedule the HARB Walking Tour. Ms. Jacobsen suggested that decision be made later, when more of the members are available to discuss it. Ultimately, it was decided that Ms. Jacobsen will poll members via e-mail and the decision can be made that way for a future date.

ADJOURNMENT: There being no further business before the Board, on a motion from Mr. Keppler, seconded by Ms. Blasdale, the meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary