

**DOYLESTOWN BOROUGH  
HISTORIC & ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
May 23, 2019**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, May 23, 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, Heather Walton, Jennifer Jarret, Ralph Fey, Amy Taylor-Popkin, 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. Blasdale, the April 2019 minutes were unanimously approved, with a correction.

**SIGN APPLICATIONS:** None.

**BUILDING APPLICATIONS:**

36 Bridge Street, Steve Rubenstein, property owner

Dave Marchese from DVC Roofing appeared on behalf of the homeowner with his plans to replace the damaged slate roof with GAF Slateline shingles, which will have the same 'rustic red' color in keeping with the historic look of the home. In response to questions from Ms. Jacobsen, Dave noted the current gutter system will remain the same, and the porch will not be included in this project as it is not part of the original home. On the recommendation from Mr. Fey of using something other than asphalt roofing around the dormers, Ms. Jarret suggested existing slate be reclaimed and utilized on the dormers. All on the Board agreed that would be a nice touch; Dave will review that plan with the homeowners.

On a motion from Mr. Happ, seconded by Ms. Walton, the Board voted unanimously to recommend a Certificate of Appropriateness for the building application as presented with modifications that reclaimed slate be used the dormer sides, subject to final approval from Borough Council.

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

Jim Mulloy appeared before the Board, representing the property owners, with a plan to renovate the current garage to include a shed dormer, new deck with columns and Pella French doors to add an entry from the upper floor to the garage. The planned materials will match what was used on the previous addition, which will include smooth hardie plank cement siding, a bronze roof, and Marvin solid wood doors. In response to questions from Mr. Happ, Mr. Mulloy noted that the final material for the railing has not been decided, but it will be a composite and will not be a glossy vinyl. The roof will be a standing seam metal, matching the dormer on the house. The spiral stairs leading to the pool will be metal.

On a motion from Ms. Blasdale and seconded by Mr. Happ, the Board voted unanimously to recommend a Certificate of Appropriateness to Borough Council for final approval of the plan as submitted.

20 East Court Street, Jude Viscontio, property owner

Mr. Viscontio appeared with his plan for a proposed rooftop deck. The pilot house will be added as well and would blend with the existing stucco. A privacy fence would be installed to conceal the air conditioning units from the building next door. Materials have not yet been decided. Ms. Jacobsen suggested Mr. Viscontio revise the drawings and resubmit with more detail and materials. He agreed and the plans are tabled for now.

261 Maple Avenue, Ellen Happ, AIA, applicant

Ellen Happ presented plans on behalf of the property owners, John and Susan Eichert, who recently purchased the home. The plan is to demolish the one-car garage and building a two-car garage in the same general location, at the end of the driveway in the back of the property. The color of the garage and shutters will match the existing home, as well as the windows. The roof is planned to be copper standing seam, with siding in the gable the same as the trim just slightly darker. Three brick samples were presented, and will be mixed for use as the floor of the garage.

All Board members agreed the project is nicely presented, and feel it will enhance the current property. On a motion from Ms. Jarret, and seconded by Ms. Walton, the Board voted unanimously to forward the plan on to the full Borough Council for final approval.

89 Cottage Street, Greg Ventresca, property owner

David Elias, architect for the project, presented plans on behalf of the property owner to demolish the existing two-story home and construction a new one in its place. There have not been many changes made to the initial proposal of several years ago. The plans include blue James Hardie siding, with Pella Reserve Series doors and one-over-one windows in a dark bronze or black with white trim and a natural mahogany entrance door with window dividers. The roof shingles will be Timberline GAF in gray.

There are several concerns with the plans; Ms. Taylor-Popkin is unsure the multiple doors and double porches on the front of the home are appropriate for the historical look of the home; the homeowner is committed to that look. Ms. Blasdale suggested some homes of the era have a full porch on the ground floor, and a partial porch on the second floor. Discussion among the Board, architect and homeowner continued regarding the changes in style of homes in the Borough with new construction, although some members don't feel this plan matches Borough architecture historically. Mr. Fey mentioned the possibility of breaking up the roof line to match the breakup of lower levels. Mr. Elias is open to that, but then would prefer additional dormers. Mr. Fey appreciated that simpler plan and would also like to see a masonry chimney. Mr. Elias and the homeowner are not opposed to an offset of the continuous roof on the right side elevation. The foundation will be brick, with the building height at 34 feet, 6 inches; Ms. Hyland will verify that this height still complies with the Zoning Hearing Board approval in connection to the shadow ordinance. Semi-round, white gutters and round downspouts are also part of the plans.

Mr. Fey made a motion, seconded by Mr. Happ, to accept the application as presented, with clarifications: a minimum 8 inch break between the front and rear roof on the right side of the home, a mason brick chimney to match the foundation and porch, smooth hardie plank, GAF pewter gray Timberline roof, Pella Reserve Series one over one windows, a mahogany entry door, balance of the doors are painted, front columns and porch front to be composite and/or wood painted white, and half round white gutters. The recommendation to the full Council of a Certificate of Appropriateness includes the clarifications and recommendations listed. Five members voted in approval of this plan, with Ms. Walton and Ms. Blasdale opposed for now. After the vote, discussion continued regarding the chosen color of the home, as a neighbor's home is also blue. The homeowner may decide on a dark green (Mountain Sage). This color of hardie plank siding will be added to the application as an alternate to the proposed blue. All in attendance were in approval of that amendment.

50 North Main Street, Ralph Fey, AIA, applicant

Mr. Fey recused himself from voting with the Board, as he presented along with Ben Eckhard of Ralph C. Fey Architects, on behalf of the property owner, Steven Worth. More detailed plans were brought to the Board for the renovation of the existing property. The plan includes handmade brick and a first floor wrapped with a cornice line, with a classic-looking façade of windows and brick to bring the building closer to its historical look. The existing entrance will remain where it is for access to the second floor offices and third floor residential units. The first floor will hold retail and/or office space. The proposal also includes larger windows on the first floor as well columns and double hung windows throughout. The first floor windows will need to be replaced, although the top floor windows and cornices will be restored, along with the second and third floor windows on the Main Street side. The top floor residential units will be set back a bit and therefore, not completely visible from the street, and will include rooftop outdoor space. Around the side and back of the building, there will be a more contemporary look to more match the nearby courthouse and a bump out with stair and a covered walkway. A rear entrance will be added on Shewell Avenue, which is three steps above grade. The interior, then, will have three steps down. In response to a question from Ms. Jarret, Mr. Fey noted they will reevaluate the two handicapped parking spots now that there will be an entrance around the back of the building. The spots could easily be moved around closer to the back door to avoid having to walk around the building for an entrance.

Mr. Eckhard presented several brick samples; the plan is to use two complementary but slightly different bricks for the rear half and front half of the building. The replaced windows will be either Pella or Anderson and the commercial storefront doors will be Marvin; both Mr. Happ and Ms. Jacobsen suggested wood as opposed to metal, which will be considered. The Shewell Avenue entrance door will be the same style as the front door. Ms. Jacobsen suggested the rear door be a storefront style as well, as it will match the view of the courthouse. The trash-access door will be steel.

Parking lot lighting has not been chosen yet; the engineer for the project is working on those details. Consideration is being given to possible wallwash-style uplighting on each column, as well as some sort of lantern at each entrance. Mr. Worth noted the footprint of the building itself is not changing; the small building behind the main building is approved for demolition but will be used as a construction office and will be taken down only after the project is close to complete.

Members of the Board commented on the excitement this project will bring to town and the high quality of the plan. On a motion from Ms. Jarret, and seconded by Mr. Happ, the Board voted unanimously to recommend to the full Borough Council a Certificate of Appropriateness for the plan as presented.

**NEW/OLD BUSINESS:** Ms. Hyland reminded the Board the annual walking tour is 2pm on June 2, beginning at Ms. Jacobsen's home.

**ADJOURNMENT:** There being no further business before the Board, on a motion from Mr. Happ, seconded by Ms. Jarret, the meeting was adjourned at 9:45.

Respectfully Submitted,

Amy Kramer  
Meeting Minutes Secretary