

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
August 22, 2019**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, August 22, 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, Heather Walton, Andy Happ, Amy Popkin and Karyn Hyland, Director of Building and Zoning.

CALL TO ORDER: Ms. Jacobsen called the meeting to order at 7:35 PM.

MINUTES APPROVAL: On a motion from Ms. Blasdale, seconded by Mr. Keppler, the July 2019 meeting minutes were approved with one correction.

SIGN APPLICATIONS:

88 S. Main Street, School of Rock

Application was tabled. Applicant was not present to answer questions from the Board.

25 N. Main Street, Clusters Handcrafted Popcorn

Jules Sghiaiti presented his plan to replace the existing wood sign.

On a motion from Mr. Happ, and seconded by Ms. Blasdale, the Board voted unanimously to recommend a Certificate of Appropriateness to Borough Council for the sign as presented with the recommendation to lower the signage to even out any gaps between the other signs.

BUILDING APPLICATIONS:

320 E. Court Street, Alexa & Dan Breslin, property owner

Mr. Wood of Ralph Fey AIA presented his alternative plan from the April 2019 meeting to construct an addition with a wrap around porch and attached garage. Mr. Fey recused himself. Ms. Jarret inquired about the set back of the garage and the window size in comparison with the original section of the house. Mr. Wood responded that if they made the windows smaller it would alter the look of the addition. Ms. Popkin ask about removing the shutters on the addition windows and possibly replacing them with something smaller. Mr. Wood responded that the homeowner would like to keep the shutters as presented. Ms. Jacobsen asked about the gutter material and flashing. Mr. Wood responded that the materials on the addition would match the existing home. Mr. Benstead, owner of adjacent property at 312 E. Court Street, brought up his concern regarding to the storm water, driveway placement, the utility pole and trees along E. Court Street where the proposed driveway be constructed. Ms. Jarret asked Ms. Hyland if the applicant will be required to get variances and go before the Zoning Hearing Board. Ms. Hyland responded that they would need a variance for some portions of the project. Ms. Jarret then inquired whether or not the addition and garage could be moved to the Cottage Street side of the property. The homeowner, Mr. Breslin, who was also present stated he would not like to consider that for it would take away more of his yard, for there is very little yard space for his family already. There was a lengthy discussion on the location of the driveway and placement of the garage. Ms. Jacobsen asked about putting the addition on the left side of the house. Mr. Wood responded that there would not be enough space for the addition on that side. Mr. Fey stated that they have tried to submit something to the board with the most compliant approach after their 1st attempt and with the recommendations from the board at the April meeting. Ms. Jacobsen stated that this was a significant change from the original submission and that it was an improvement from the first application they presented. The board voiced their concern that if they approved the driveway and garage to be along E. Court Street that it would change the character of the town. Ms. Kovac commented that she liked the balance of the wrap around porch and

realizes that this is a tough project due to the tight setbacks and the size of the property. She thinks the materials are appropriate and she was happy with the application. Mr. Happ made a motion to approve the application as submitted, seconded by Ms. Kovac. Ms. Jacobsen put the motion on hold and asked for Ms. Popkin to review the required ordinance considerations. After the vote resumed Ms. Blasdale, Ms. Jarret, Ms. Walton, and Ms. Jacobsen opposed. Mr. Happ, Mr. Keppler, Ms. Popkin, and Ms. Kovac were in favor of the approval. Mr. Happ then asked if Karyn was a voting member at which she replied she was, but that she would have to abstain due to necessary Zoning Hearing Board approvals in this matter. The vote was suspended and a recess was called for the applicants to have a discussion. After the recess the applicant presented two more alternative layouts. The applicant agreed to return to the Board in the future with a proposal that would include a driveway and garage that exit onto Cottage. On a motion from Ms. Walton and seconded by Ms. Blasdale the application was tabled and the previous vote was rescinded

163 E. Ashland Street, James & Robin Wagner, property owners

Ben Eckhard of Ralph Fey AIA presented an application on behalf of the property owner, James Wagner who was also present. The project consists of a new single family dwelling with a front porch, terrace, an attached 2 car garage as well as a detached 2 car garage. Mr. Fey recused himself. There was a previous application that was submitted to the Board and approved, however this is a revision in which the homeowner requested an alteration to downsize from the original application. This application would be for a 3 bay single family home with all the same materials that were previously approved with a prior Certificate of Appropriateness. Ms. Jarret explained that she would like to see the windows to be 6 over 1 rather than a 2 over 2. In response, Mr. Eckhard stated they could make that accommodation. All materials will match the previously approved application. On a motion from Mr. Happ, and seconded by Ms. Jarret, the Board voted unanimously to recommend a Certificate of Appropriateness with the option to keep the sunroom or remove it and change the front windows in main brick portion to 6 over 1 window grids.

NEW/OLD BUSINESS: Ms. Walton reminded the Board of the need to reschedule the HARB Walking Tour. Ms. Walton suggested a couple dates. Ultimately, it was decided that the tour would be on October 20th at 1 p.m. The Board will meet at Ms. Jacobsen's house.

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

Respectfully Submitted,

Stacy Murray
Meeting Minutes Secretary