

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
June 27, 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, Walter Keppler, 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 Ms. Blasdale, seconded by Mr. Happ, the May 2019 meeting minutes were unanimously approved.

SIGN APPLICATIONS:

20 East Court Street, TFF Pharmaceuticals, business owner

Carol Ward presented her plan for a small, sand blasted urethane sign for an administrative office, to be constructed by Bob Shaw. There is currently a temporary 'For Sale' sign in the space best meant for a permanent sign, although at this point, the realtor responsible is not interested in moving the sign. The current sign will need the addition of a bracket, which is a concern of Ms. Jarret, as it is the interest of the Board to avoid unnecessary damage to the building. Ms. Jacobsen noted the permanent sign would be ideally be placed in the permanent spot, and the temporary realtor sign be placed in a more temporary location. This issue will need to be discussed by the property owner and the applicant.

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

BUILDING APPLICATIONS:

165 Washington Street, Andrea Carlson, property owner

Andrea Carlson, along with her contractor, presented their plans to add a third floor room with windows and a dormers to this newly purchased, smaller twin, which is in need of some other repairs as well. The property owner also noted the porch will need to be replaced at a later date, although that is not part of the current proposal. The proposed shed dormer would allow for more natural light, which is a goal of the homeowner. After discussion and review of the plans, the Board was confused on where exactly the front and rear dormers are proposed to be, and are concerned with the balance of the home, considering it is a twin. Ms. Jarret noted this proposal is a substantial change to just half of a building; twins tend to be symmetrical. Ms. Blasdale agreed, and also noted this would change the façade of the home. Ms. Jacobsen feels a front dormer isn't appropriate and suggested talking with the attached neighbor regarding their desire to make changes to their home as well to retain symmetry. Ms. Hyland verified the alley behind the property is not a dedicated street, and therefore, any work done to the rear of the home would not need to be presented to HARB. Ultimately, the Board agreed they will need to see more detailed, revised and clear plans, along with materials, before being able to make a decision.

On a motion from Mr. Keppler, and seconded by Ms. Jarret, the Board agreed unanimously to table the plan.

172 Lafayette Street, Anthony & Karen Sandone, property owners

Along with the property owners, Joe Phillips of Phillips and Donovan Architects presented plans to remove several deteriorated additions on the rear of the home, as well as construction of new sleeping and living areas and a wrap-around porch. Renovations include removal of the existing windows, repairs in kind to the siding and to repair the shutters, where possible. If the shutters can't be repaired, they will be replaced, along with the replacement of the existing wooden porch deck with a composite material. The plan also includes construction of a two-car garage at the rear of the property. The existing additions are not code compliant and are in disrepair and

the plans are to keep the scale to match the lines of the existing house. The property owners are asking for approval of two color schemes presented (Arctic white with black windows and a metal charcoal roof, or a blue/gray with white windows) with the final decision to be made later. In addition, the plans include raised panel, vinyl shutters, double hung Anderson iron-clad, wood, six-over-six windows, and a stone veneer Sherwood color on the chimneys and fireplaces. Depending on pricing, the plans include 5" horizontal vinyl siding on the garage. If vinyl is not feasible, it would be a horizontal hardie. In response to a question from Mr. Keppler, Mr. Phillips noted the garage will sit back approximately 120-150 feet from the street and is only visible from the driveway. Ms. Taylor-Popkin doesn't feel vinyl for the garage is appropriate, from an historic viewpoint, although Ms. Jacobsen noted the garage is not very visible from the street. A garage door has not been decided yet, but will probably be a carriage-style embossed steel. The garage roof is planned to be a granite gray shingle, to match the house. Ms. Taylor-Popkin would prefer to see non-vinyl shutters, although the architect feels that may be financially difficult. In response to questions from Ms. Jacobsen, Mr. Phillips noted the foundation will be stone, and the additions will be stucco concrete. Regarding the shutters planned for the second floor, Ms. Jarret doesn't feel they are historically accurate, but Mr. Phillips was looking to other homes in the neighborhood for direction. The deck will be replaced with a composite material, to be determined. Ms. Taylor-Popkin suggested keeping the original front porch without the wrap-around, and while the homeowners do prefer the wrap-around to the side entrance, Ms. Blasdale asked them to reconsider in order to preserve the history of the homes in town and keep their appearance from the front.

On a motion from Mr. Fey and seconded by Ms. Blasdale, the Board voted unanimously to recommend a Certificate of Appropriateness to Borough Council for final approval of the plan, with the following clarifications and revisions: removal of the side porch plan, restore current existing porch and not adding onto it, including column posts, removal of the vestibule plan added to the side porch and add a shed roof instead, all windows in the existing wood-sided house to be two-over-two on the first and second floors, with simulated divided light and 1" muntins, six-over-six windows on the third floor, windows on the main house addition to be one-over-one, all black to match the home, siding for the addition to be James Hardie white board and batten or smooth clapboard, main existing house to be restored tone on tone with a suggestion of a slightly darker or different but complementary color than the addition, side patio to be added to connect the main porch to the side entrance door. Board recommends the chimney to be brick and shutters to be Timberlane wood or composite or solid vinyl. The front porch is to be a Trex material. Both the covered and noncovered porch areas will be flagstone. The wood siding on the main house is to be restored along with the cornice gutters. The garage is approved as presented either in hardie plank crane board or an Inspirations by Certainteed product, color to complement the main house, corners to be trim boards and not plastic, to match the house, windows as shown on plans or one-over-one. The garage door is approved as proposed, embossed steel, color to match the rendering.

324 Maple Avenue, Susan Graybill, property owner

Rick Brown presented plans on behalf of his client to renovate the existing covered porch on this twin home. Jarrett Vaughn Builders will be doing the renovations as well as a gazebo build, which is not visible from the street. The plan includes the relocation of existing doors to the left side of view, construction of an overhang/porch roof of approximately 30 inches to cover the doors. Dutch siding will match the existing. The standing seam metal roof of the proposed overhang will be painted a mahogany color to match the shutters. The trim detail will be white, similar to the existing building. This also includes a relatively simple plan to include downlights on the soffit area. On a motion from Mr. Happ, seconded by Mr. Keppler, the Board voted unanimously to recommend a Certificate of Appropriateness to Borough Council for final approval.

154 West Oakland Avenue, Darin Wasserman, property owner

Brad Sorkin of Tom Adams Windows presented plans on behalf of the property owners to add two new window openings in the existing addition of this home. The proposed windows are larger than the existing two windows, but with the same style of trim. On the original stone house, the only windows to be changed are in the back of the house and not visible from the street. The plan includes Marvin aluminum clad MTO series windows. The recommendation from the board is two-over-two windows with a 1" muntin. The windows show a privacy glass; however the Board does prefer clear glass, and the use of window treatments to provide privacy. The Board suggested the homeowners attend the next meeting, as more details are needed to make a decision; the current proposal is not appropriate. On a motion from Mr. Happ, seconded by Ms. Walton, the Board and applicant agreed to table this plan for now.

277 Maple Avenue, David Bader, property owner

Mr. and Mrs. Bader, along with their contractor, Steven Fritz, presented their plan to add two dormers to the third floor of their home, to change the use of the area and allow more light. The third floor is planned to be used as a craft room and additional bedroom. The windows proposed would be the same size as the existing windows at the back of the house, along with a low shed roof, in addition to raising the roof and extend the gabled roof over the end of the house. Windows to be added on the south side of the house to match the home, along with wood shutters. Siding and cornice will be the same to match the house as well. The plan also includes four skylights on the main roof in the back. The whole main gable of the house will be slate, with the lower extension planned to be copper. There are no changes planned to the existing colors. In response to a question from Mr. Happ regarding any required egress windows, Mr. Bader noted he looked into this and it appears their plan will fall within the Borough's code, although Ms. Hyland this plan has not been reviewed by the Borough Zoning Department yet for confirmation. While the Board agrees the plan is successful in keeping the historical look of the home, Ms. Jarret would prefer to see skylights from a visual standpoint. The homeowners are open to that idea. Ms. Jarret made a motion, seconded by Mr. Happ, to accept the plan as presented with replacement of the dormers with skylights, size 32 x 54, brand suggested was Velux. All Board members voted unanimously to recommend a Certificate of Appropriateness to Borough Council for final approval.

61 North Church Street, Timothy Mohen, property owner

Paul Lazar of Beacon Construction presented plans for this contemporary addition on behalf of the homeowner, who was also in attendance. The current home is stucco with stone underneath; the homeowner would like the stone exposed on the lower level and they did not the stucco is not in good condition. Ms. Blasdale advised this is probably Portland cement and not stucco. Ms. Jarret appreciated the good plan as presented, which blends the old and the new. Part of the plan includes removing the shed in the back of the property and adding a two car covered parking area. Ms. Jacobsen feels it may be too close to the property line, and Ms. Hyland noted there is a current Zoning Hearing Board application in process. Discussion on the carport was lengthy, as it is rather large in scale. Ms. Jacobsen suggested making this a one-car carport and pushing it back on the property with skylights to allow light. She feels by adding such a modern, pronounced feel to the front of the home, it will detract from the historical look of the house itself. The goal of the homeowner is to ease transition into the home; the carport will protect him and his family from the elements. Ms. Blasdale also doesn't agree the cement be removed from the façade, as it will change the history of the home. The stone underneath was not meant to be seen. The Board suggested keeping it and painting it instead. A nine foot ceiling height is proposed on the addition and there was a lengthy discussion on how the new will match the existing and the concern of not overtaking it. Mr. Fey suggested boral trim for the addition. Regarding windows, the property owner is open to suggestions; currently the plan includes a Western thin aluminum. Ms. Blasdale believes the era preferred two-over-two windows. A 1" muntin, with divided light windows, was recommended. Shutters will be replaced with wood or composite. The shingles are to be Timberline, and although the color has not been decided, a gray will probably be the selection.

Input from the public raised concerns over approving the changes to the plan without seeing the revisions to the carport. The changes are rather substantial and should be discussed separately prior to approval from the Board. Mr. Fey made a motion to approve the plan as submitted, seconded by Ms. Jarret, with the following revisions: Portland cement will be repaired and maintained, without exposing the stone on the original home, windows to be replaced with two-over-two Marvin Historic series in the original home, with simulated divided light and a 1" muntin, windows on the addition are to be black Western aluminum, shutters to be restored where possible and replaced where necessary, in kind per the drawing, GAF Timberline or equal gray roof on the original home, the porch roof, if it is to be replaced, it will be hand-crimped standing seam metal; color to match other metals and roofing materials, horizontal clapboard siding to be boral on the addition, dark gray horizontal trim pieces at the floors will be black or dark gray aluminum. At this time, the carport has been excluded from the application in its entirety and will be represented at a later date. All in attendance voted unanimously.

124 Mary Street, Ken Cloonan, property owner

Mr. Cloonan presented a plan to add a three-season rooftop porch to his existing home. The custom windows will match the outside, and Ms. Jarrett added the suggestion of carrying over the dark trim color around the windows as opposed to the color of the house. With that clarification, the Board voted unanimously to recommend a Certificate of Appropriateness to Borough Council for the proposal.

199 Washington Street, Frank Coulter, property owner

Mr. Coulter presented his plans for a three-story addition on the northeast rear of the existing twin home. Approximately six feet of the addition will be visible from the street, and there are no changes planned for the front of the house. The initial plan included Boothbay Blue hardie plank siding, with a darker but complementary blue at the top of the house. After discussion and recommendations from Ms. Jacobsen and the Board, the property owners agreed to use a Mountain Sage green on the bottom half of the home with Heathered Moss green on the top half. In addition, the roof will be a brown architectural grade shingle, standing steam to match the existing roof; windows on the addition will be Anderson 400 series, wood clad with white trim.

On a motion from Mr. Keppler, and seconded by Ms. Jarret, the Board voted unanimously to recommend a Certificate of Appropriateness to Borough Council for the plan as submitted, with color modifications.

NEW/OLD BUSINESS: In light of the current agenda, Ms. Walton asked what can be done in the future to avoid such lengthy meetings. The Board discussed the issue, and while there are possibilities of limiting the length of time spent on each application or adding a second meeting if necessary, none seems to resolve the issue. Such lengthy meetings are not typical, but the issue can be discussed further at a later time.

ADJOURNMENT: There being no further business before the Board, on a motion from Mr. Happ, seconded by Mr. Keppler, the meeting was adjourned at 12:05am.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary