

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
November 21, 2019**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, November 21, 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, Walter Keppler, Andy Happ, Heather Walton, 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 October 2019 meeting minutes were approved.

SIGN APPLICATIONS:

23 South Clinton Street, Sweetah's Gluten Free Bake Shop

Beverly Berkeley, owner of Sweetah's, presented a sign planned for her recent move to her new, larger location on South Clinton Street. The sign, designed by Bob Shaw, will be larger than the current sign, although it is within Borough zoning requirements, according to Ms. Hyland. It will be painted to match her business design. The application did not include illumination, although Ms. Berkeley would prefer it and the Board agreed to accept that addition to the application. Ms. Hyland noted that this will be subject to glare/spillover requirements according to the Borough Code of Ordinances. On a motion from Mr. Keppler, and seconded by Ms. Walton, the Board voted unanimously to recommend to Borough Council a Certificate of Appropriateness for the sign application as presented, amended to include lighting in compliance with Borough illumination requirements.

BUILDING APPLICATIONS:

128 East Ashland Street, Brian and Becky Vaughan, property owners

Mr. Vaughn presented the plan to renovate his garage, damaged in a recent storm. The design includes a plan to scale down the size of the garage, improve the windows, and use the same colors as the home to match. The siding is planned to be a board and batten, with Pella true divided light windows and a metal roof on the rear elevation. The existing garage door is wood and no changes are planned in that area as the damage was in the back corner of the building.

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

61 North Church Street, Tim Mohen, property owner

Paul Lazar of Beacon Construction presented amended plans for a carport at this residence. Initially, the home renovation plans previously submitted included a two-car carport, however, the Board felt it was too large for the property. The original application was approved without the carport and the plans have been revised to show a one-car carport. The idea is to keep the look minimal with thin posts and a pitched, flat roof with a very thin eave to tie into the fascia trim of the house. The roofing materials will be black, as well as the half-round gutters and support beams.

On a motion from Ms. Jarrett and seconded by Ms. Blasdale, the Board voted unanimously to recommend a Certificate of Appropriateness to Borough Council with the following clarifications: the roofing material is to be single-ply, black rubber, and the gutter system is appropriate in a black, finished metal to match the downspouts and fascia boards.

100 Spruce Street, Robert Hills, property owner

Ellen Happ, architect for the project, presented plans along with the property owner to turn existing garage into a sun/guest room. The plans include replacing the garage doors with a Marvin multi-sliding door unit. The exterior is to be clad in the same color as existing windows with a suspended overhang, and a new downspout on the Spruce Street façade. The existing bamboo fence will be continued and set back slightly from the façade of the house for garden privacy. The material of the overhang will be clad to match other cladding and a solid rod suspension system. The chimney will be a matte black flue and will project a bit but will not be overly visible from the street.

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

155 East Ashland Street, Chase and Sheila Gundlach, property owners

Ben Eckhard and Sarah Czarnecki of Ralph Fey Architects, along with Sheila Gundlach, presented plans to demolish the existing home and construct a new two-story home with a detached garage. The current house is a smaller, older split-level home and the planned new construction is designed in order to keep it in proportion with neighboring homes and lots, as this lot itself is long and narrow. As designed, there are no imposing shadows on the neighboring lots. The plans include an Arctic White smooth Hardie plank, board and batten siding, switching to horizontal on the sides, as well as a mix of several shades of brick on the lower half of the home. Roofing materials are planned to be a gray standing seam metal, with white, half-round gutters. Railings on the front porch will be iron, and the windows planned are Anderson double-hung with a black finish. Ms. Blasdale noted the house is from 1922 and was originally built as a craftsman-style bungalow; before a demolition is decided, she would like to be sure all options regarding restoring any part of the structure were considered. Mr. Eckhard agreed that is always ideal, and that was discussed but the current split-level structure doesn't work for the new owner's design plan.

Ms. Jacobsen and Ms. Jarret agreed that the scale of the building is appropriate for the street and not overpowering, but the front façade looks a bit 'busy' with the second floor shed dormers and the gable. Ms. Jarret noted the front almost looks like the rear of the house instead, and the brick showing on the rear of the building seems backwards. Additionally, the Board agreed that the front door off to the side of the porch throws off the balance of the otherwise symmetric house and the design needs to be reworked a bit.

The Board did like the look of the garage. There will be several trees removed, which are already approved through the Shade Tree Commission. Ms. Hyland reminded the applicants that a storm water management plan will be required as well; Mr. Eckhard noted this is being discussed.

On a motion from Ms. Blasdale and seconded by Mr. Keppler, the Board voted unanimously in favor of tabling the application until revisions are submitted.

156 East Oakland Avenue

Brandon of Bridge Valley Construction presented revised plans based on suggestions from the Board at a previous meeting. The brick planned for the front façade will now be all Arctic White hardie plank along with the rest of the home and there are two new dormers planned for the front. The Anderson windows on the front of the home will be 400 series, simulated divided light, with 200 series in the back. The roof will be a standing seam metal, and the front door will be a Simpson wood, with an undetermined style. Mr. Happ reminded the applicant that the Board likes to see more detailed selection regarding doors, and a simple, four-panel, three-light door is planned. Due to the damage from the storm, the insurance company has been very involved in this process. Mr. Happ suggested a nice fiberglass door with a wood grain style, as the insurance company would most likely approve the less expensive choice. A flush glazing on the door would be ideal, and the homeowners are open to that. The GAF Timberline roof shingles were approved last month. Additionally, the homeowners would prefer changing the foundation wall, which is currently cinder block, to a stone or brick style, but the insurance company is holding the budget back for that project. Mr. Happ noted that if it is done later, the brick or stone would not be flush and would protrude a bit. A sunroom has been added to the rear of the home, although that is not a reviewable item for the HARB.

On a motion from Mr. Happ, and seconded by Mr. Keppler, the Board voted unanimously to recommend a Certificate of Appropriateness to Borough Council for approval of this application, with the following notes: the entire home will be a Hardie plank siding, the front door will be a full wood or stainable fiberglass with flush glazing, two dormers added to the front of the home, and windows are to be a 400 series Anderson simulated divided light with spacers on the three front sides.

255 West Court Street, Christopher and Helen Round, property owners

Rick Coluccio presented the plans to remove and replace the existing siding on the garage of this home, replace the trim around the windows and doors, and paint the garage to match the home. The upper gable, which is a cedar shake, will remain, and the lower dutchlap siding will be replaced. Additionally, a half-round gutter is proposed, where it can be placed. A standing seam metal roof over the door that faces the house is also proposed, and will project approximately three feet with a width of approximately seven feet. The trim will be boral.

On a motion from Mr. Happ and seconded by Ms. Blasdale, the Board voted unanimously to recommend to Borough Council a certificate of appropriateness for the plans as presented.

NEW/OLD BUSINESS:

Ms. Hyland reminded the Board that the next scheduled meeting is planned for December 26th; all in attendance agreed to change next month's meeting to December 17th. Ms. Jarret noted she is not able to attend.

ADJOURNMENT: There being no further business before the Board, on a motion from Mr. Happ, seconded by Ms. Hyland, the meeting was adjourned at 9:00 PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary