

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
September 26, 2019**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, September 26, 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, Marie Kovach, Andy Happ, and Karyn Hyland, Director of Building and Zoning.

CALL TO ORDER: Mr. Happ called the meeting to order at 7:30 PM.

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

SIGN APPLICATIONS:

88 South Main Street, School of Rock

The existing business has now purchased the old Doylestown Post Office building and presented exterior signage designed by Bob Shaw. The application included a sign on Main Street and another on Ashland Street. On a motion from Ms. Blasdale and seconded by Mr. Keppler, the Board voted unanimously to approve the application as submitted for two exterior signs with the gabled roof above the door painted only.

81 South Main Street, My First Music Club

Plans were presented by the business owner, Courtney Eichman, for this new business sign, which includes a metal musical triangle shape base with a sign affixed to both sides, designed by Bob Shaw and Mind Your Design. The frame itself will be a silver pipe fixture, and there will be ground-mounted illumination on each side. The proposed sign will be approximately the same size as the temporary sign that is currently present. Ms. Blasdale noted she would have liked to see the mock-up design of the base. On a motion from Ms. Jarret, and seconded by Ms. Hyland, the Board voted unanimously to accept the proposal as presented.

BUILDING APPLICATIONS:

101-103 Mechanic Street, Candy Hoehn, property owner

The property owners appeared with their contractor to review plans to make improvements to their home, including replacing windows as needed while replacing the two-story side porch. Anderson 400 Series windows are proposed, with a matching style of glass as is currently in place but with a higher quality. The trim is planned to match the existing and the stucco will be patched to match as needed. In addition, the planned front door replacement is a more attractive, factory-stained, fiberglass door with the appearance of cedar. The hardware has not been decided yet although the selection will be appropriate to the time period of the home. Ms. Blasdale suggested keeping the selection of windows in mind when thinking toward possible replacement of other windows in the future. The property needs substantial improvements as the current basement space under the existing porch has water leaks. The current shutters are plastic, but the plan includes replacing them with wood to match the front door. Ms. Jarret suggested that traditional wood shutters would be appropriate if sized correctly but a board and batten style would not fit the style of the home. The Board is pleased with the plans to eliminate the leaking cornice and replacing it with half-round copper, as well as replacing some of the original slate where necessary. Slateline shingles would be a nicer look, if possible within the homeowner's budget; the difference in cost will be considered. The upper roof is already shingles. Ms. Blasdale would prefer to see an architectural shingle that resembles slate in a charcoal or dark gray.

On a motion from Ms. Jarret, and seconded by Mr. Keppler, the Board agreed unanimously to accept the plan as presented with recommendations: panel shutters on the first floor, louvered shutters on the second floor, all in wood, a panel door as presented as opposed to board and batten, Slateline architectural shingles, considering first if the budget allows, and half-round copper gutters.

320 East Court Street, Dan and Alexa White, property owners

The property owners and architect presented revised plans for the proposed expanded garage. The garage is now planned for the back corner of the lot, closer to the street, with the addition pulled back from the face of the building. The next-door neighbor attended the meeting, and is happy with these new plans, along with the Board. On a motion from Ms. Blasdale, and seconded by Mr. Keppler, the application was accepted as presented.

43 Lafayette Street, Victoria Zebro, property owner

Attorney Ed Wild appeared along with the property owner to discuss this unique two-fold application. The home on this smaller lot was once a church; the garage close to the building appears to belong to this property but, in fact, belongs to the neighbor's property at 303 West Court Street. The plans for this property will require both zoning relief and subdivision approval to include the existing garage with this property, while then building a new garage on the property of the neighbor on West Court Street. At this point, the property owner is hoping for insight and recommendations from the Board before moving their applications forward.

The plan for the existing garage would include aluminum clad wood windows in the Weathershield brand, a large brick dormer and gothic-style windows in keeping with the existing church/home's style. The plan also includes raising the roofline a bit to provide a second and separate identity for this garage, to be attached by a breezeway which would allow more living space within by constructing a master suite above the garage. Both Ms. Blasdale and Mr. Happ would like to see more detailed design plans prior to approving the plan; Ms. Zebro noted she has worked with Ralph Fey, who was not present, for opinions and suggestions on the design.

The proposed new garage, to be built at 303 West Court Street and very close to the current building on Lafayette Street, will require variances as well, including lot area and setback issues. The new garage is planned to include a Slateline shingle to match the home and a hardy pine siding. The garage will have the same carriage-style look as the Lafayette property, considering it will be so close to it.

Mr. Happ noted this is a very complex plan and while there are many issues to still be addressed, the Board is not opposed to it. At this point, a motion to recommend a Certificate of Appropriateness to Borough Council for the garage at 303 West Court Street, with the option to change the two garage doors to one door if that seems reasonable, was seconded by Mr. Keppler and approved by Ms. Jarret. Both Ms. Blasdale and Ms. Kovach voted 'nay' with Ms. Hyland abstaining.

248 East Court Street, Thomas and Lori Santoli, property owners

Jackie Connard appeared on behalf of Ellen Happ, architect, and the property owners, to present plans to change the existing one-car garage to a two-car garage. Materials to include a Hardie Plank siding, Pella or Anderson 400 Series windows, white painted trim and doors along with white downspouts, half-round aluminum gutters and a charcoal asphalt shingle roof to match the house. Ms. Blasdale suggested removing the lights on the garage doors in order to smooth out the view, considering that the garage is visible from both Spruce and Court Streets. On a motion from Ms. Jarret and seconded by Mr. Keppler, the Board agreed unanimously to recommend a Certificate of Appropriateness to Borough Council for final approval.

NEW/OLD BUSINESS: Ms. Hyland reminded the Board of the rescheduled HARB Walking Tour, which is now planned for October 20th at 1pm.

ADJOURNMENT: There being no further business before the Board, on a motion from Mr. Keppler, seconded by Ms. Jarrett, the meeting was adjourned at 9:20 PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary