

**DOYLESTOWN BOROUGH  
HISTORIC & ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
October 24, 2019**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, October 24, 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, 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 September 2019 meeting minutes were approved.

**SIGN APPLICATIONS:**

42 East State Street, Holiday House Pet Resort

Jennifer Ashenfelter of Holiday House Pet Resort presented a new sign, planned for the recent expansion to the rear of the building. The sign, designed by Bob Shaw, will be a composite with vinyl lettering, and with the same logo as the existing sign on the front of the building. There will be no illumination, and the sign will be placed on the existing brackets. On a motion from Ms. Blasdale, and seconded by Ms. Walton, the Board voted unanimously to recommend to Borough Council a Certificate of Appropriateness for the sign application as presented.

**BUILDING APPLICATIONS:**

112-114 East State Street, Nemoral Aquisitions, property owner

Wendy Connard presented an application to renovate the existing property with changing the outside of the rear carriage house by replacing the existing siding with a hardie plank siding, adding cedar painted shutters where there are currently none, and an added roof over the entrance, to be a red, raised metal standing seam. There are no plans to change the existing roof. The Board likes the look of the plan.

On a motion from Ms. Blasdale, and seconded by Ms. Walton, the Board voted unanimously to recommend a Certificate of Appropriateness to Borough Council for the application with the following clarifications: siding is to be a smooth hardie plank, cedar shutters to be appropriately sized and installed with proper hardware; solid on the first floor and louvered on the second floor.

109 South West Street, Keith Pensabene, property owner

Pam Pensabene presented plans to replace the vinyl siding on her home, as it is painted and in poor condition. The plans include a textured hardie plank, similar to what is there currently. The windows are newer and do not need to be replaced; the plans include reusing the existing shutters. Ms. Jarrett is curious regarding what materials and pattern under the existing siding. The Board agreed that, depending what it is and the condition of it, the homeowner has the latitude to keep or mimic the original materials and pattern for some character and interesting design. Ms. Jarrett also suggested not keeping the shutters, as they are not sized or spaced correctly. In addition, Mr. Happ suggested the vertical corner boards should be 1x4 and not 1x6; they will be white to match the windows and porch.

On a motion from Ms. Jarrett and seconded by Mr. Keppler, the Board voted unanimously to recommend a Certificate of Appropriateness to Borough Council with the following clarifications: utilization of a smooth hardie plank as opposed to textured, with a pattern, in a white on the lower level and cobblestone on the upper levels, a shingle-type style on the gables, 1x4 trim boards on the corners, and to remove and not replace shutters.

128 Spruce Street, Tonia Russell, property owner

Brett King, builder, and Robert Nase, architect, presented plans as a follow-up on a previous meeting regarding the current garage structure. The existing garage will be more or less demolished and rebuilt, and expanded approximately five feet. The plans include matching the cornice line and details from the house to the new garage, with natural wood shake siding and a slate roof. Details will match the front of the house with a brick base along with side wall dormers to provide natural light to a loft storage area. Trim will be an Azek or Boral smooth composite. Ms. Blasdale noted the addition on the house looks lovely, but the garage in comparison the neighbor's garage, looks similar. The house is a pre-war Colonial home, while the garage plan looks more Victorian. Mr. Nase agrees, but feels the look goes more with the Borough as a whole. In response to a question from Ms. Jarrett, Mr. King noted the garage will be white to match the house, including the door, and the roof will be a copper. Gutters will be half-round to match the existing home.

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

156 East Oakland Avenue, Alan and Carole Hubing, property owners

The property owners, along with Matthew Piotrowski, presented their plans to reconstruct their home, which was destroyed by a tree earlier this year. The current foundation will remain and the plans include squaring off the front of the building with a minor expansion there with a brick facade, along with an added front porch. As part of the application, the vinyl siding is proposed to be replaced in kind. The board discussed the appropriateness of a brick veneer on the front façade with other materials on the sides of the building. All members were in agreement that this is not appropriate. In response to questions from Ms. Jacobsen, it was noted the roof will have an overhang of approximately one foot. Mr. Happ explained the windows needed are not available in a 200 Series and will need to be 400 Series, divided light windows. Gutters will be painted aluminum, half-round, roof to be a prefinished black or dark neutral standing seam metal and asphalt shingles in a Timberline Oyster Grey. The front door and shutters are planned to be black; paneled on the bottom floor and louvered on the second. The Board does prefer wood over steel.

On a motion from Ms. Jarrett and seconded by Mr. Keppler, the Board voted unanimously to approve parts of the application, with the following alterations and notes: the standing seam metal roof on the porch is to be a dark neutral, asphalt Oyster Grey Timberline HD shingles on the roof with an approximate 12" overhang, Anderson 400 Series divided light windows with spacers, as Anderson 200 Series is not appropriate for a home in the historic district, half-round aluminum painted gutters, vinyl siding is not approved, Glengarry brick approved for all three sides, a wood paneled door with or without a window, and operable-looking shutters.

**NEW/OLD BUSINESS:**

Mayor Strouse had asked the Board to provide their nomination(s) for the Mayor's Stewardship Award.

Ms. Blasdale suggested the former Moose Lodge renovation at 127 East State Street and all Board members voted in agreed that this project would be their selected nomination. All members in attendance voted in agreement, with Ms. Hyland abstaining from the vote.

The HARB Walking Tour was canceled due to inclement weather; Ms. Jacobsen suggested rescheduling for another time in the spring.

**ADJOURNMENT:** There being no further business before the Board, on a motion from Ms. Blasdale, seconded by Mr. Keppler, the meeting was adjourned at 8:57 PM.

Respectfully Submitted,

Amy Kramer

