

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
January 23, 2020**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, January 23, 2020 in the Council Chambers, 57 West Court Street, Doylestown. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Denise Blasdale, Walter Keppler, Andy Happ, Heather Walton, Ralph Fey, Marie Kovach, Amy Taylor-Popkin, and Karyn Hyland, Director of Building and Zoning.

CALL TO ORDER: Ms. Taylor-Popkin called the meeting to order at 7:30 PM.

REORGANIZATION: On a nomination by Ms. Blasdale, seconded by Mr. Keppler, the Board nominated unanimously Kim Jacobsen to remain as Chair. On a nomination by Ms. Walton, and seconded by Ms. Blasdale, the Board also nominated Amy Taylor-Popkin to remain as vice chair. The replacement of former Board member Jennifer Jarret will be handled by Borough Council's nomination.

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

SIGN APPLICATIONS:

54 East State Street, Rustem Pervizi, Heirloom

This new business sign, designed by Bob Shaw, is made of a high-density urethane and planned to hang above the front window of the building. In response to questions from Mr. Happ and Ms. Walton, it was determined the color of the building will remain the same and there will be no lighting on the sign. On a motion from Mr. Fey and seconded by Ms. Blasdale, the Board voted unanimously to approve the application as presented.

51 West State Street, Renee Bergere, Lotus 8

Ms. Bergere appeared to present plans for a wooden sign, designed by Bob Shaw, to be placed in the same location as the previous business sign. There will be a sage green awning, and no lighting. On a motion from Ms. Blasdale and seconded by Mr. Fey, the Board voted unanimously to approve the application as submitted.

25 North Main Street, Dawn Podanyi

Ms. Podanyi, the new business tenant in this building, appeared with her simple design to be added to existing space on the building's sign. Bob Shaw has designed the print although nothing regarding size is changing. On a motion from Ms. Walton and seconded by Ms. Blasdale, the Board voted unanimously to approve the application as submitted.

20 East Oakland Avenue, Gina Kay Osborne

Ms. Osborne presented a hexagon-shaped sign, planned to be wood wrapped with copper and a raised white logo. In response to questions from Mr. Happ, Ms. Osborne noted she would like to do informational text on the window as well. On a motion from Mr. Kepper, and seconded by Mr. Happ, the Board voted unanimously to approve the application as submitted.

6 West State Street, Jiahong Zhang, Kung Fu Tea

Mr. Zhang appeared with plans for a PVC sign for the front of the building and another for the hanging bracket to the side of the entrance. On a motion from Ms. Blasdale and seconded by Mr. Fey, the Board voted to approve the application as submitted.

Additionally, a window application was presented to replace the front window with a black aluminum clad bifold window; Mr. Fey feels it is an enhancement to the streetscape and the building has already had changes from the original style. Mr. Happ doesn't feel the black trim would flow well with the rest of the building; the applicant will have the color changed to a brushed aluminum for the door and window trim. The Board agreed that would be best. On a motion from Mr. Fey and seconded by Mr. Keppler, the Board voted to approve the application with the change of the trim and door to a brushed aluminum.

BUILDING APPLICATIONS:

112 Mary Street, The Calhoun Company, property owner

Mr. Calhoun returned with revisions based on recommendations from the Board at the last meeting. The new plans include leaving the front door and front façade as it is, as requested, and would like to extend the shed dormer on the front a bit. Mr. Fey feels the pitch of the addition should be reduced a bit and doesn't feel the lack of symmetry of the front porch is appealing. He would also prefer more delineation from the existing home to the addition and Ms. Blasdale agreed that lowering the back roof a bit would help. In response to Ms. Kovach's suggestion of possibly lowering the floor of the addition, Mr. Calhoun explained that would not be feasible for such a small area as it would require a step down. Now that further changes have been requested, the Board would like to see a floor plan for the home to better assess the project. Mr. Happ agreed that pulling the addition in a bit and lowering the roof plate height would be best.

Due to a large amount of change from last month's submission to this month's submission, as well as the new suggestions, all Board members agreed they need to see new plans with the changes as well as a floor plan to properly assess the application. Mr. Calhoun would have liked to have some sort of approval from the Board so his project can move forward, but the changes requested are rather large and need to be seen prior to any approvals. Mr. Fey drew rough changes as suggestions, which were submitted to the Board. Suggestions from the Board at this point include lowering the wall plate height to 6' 6", addition width four inches more narrow than the existing building on the Clinton Street side and side windows to include shed dormers. Additionally, the existing dormer is to be retained at this point. Mr. Fey would like to see it slightly revised while Mr. Happ, Ms. Walton and Ms. Kovach do not oppose the full width dormer. Mr. Calhoun noted if the dormer is to be made wider, the addition of a beam will be necessary.

On a motion from Ms. Taylor-Popkin, seconded by Ms. Blasdale, the Board agreed unanimously, with Ms. Hyland abstaining, to table the application and wait for revised plans so the Board is better prepared to give detailed guidance. Mr. Calhoun asked what options there were if he did not agree to table the application; it was explained that the plan would be passed to Borough Council without a recommendation. Mr. Calhoun would prefer to work with the Board to get approval on the project. All rough sketches and notes from the Board will be made available for Mr. Calhoun to pick up at Borough Hall if he chooses.

68 East Court Street, Ecclesia Properties LLC, property owner

Mr. Happ recused himself from participating in voting on this application. John Wolstenholme appeared to present plans for changes to this building in order to increase accessibility for the first floor. A wood and composite ramp will be added, as well as raising the balcony to match the finished floors of the existing structure. There is an addition which is about nine inches lower; this will be raised to floor level, which will help a current and any future handicapped users. There will also be two fully accessible bathrooms added. A small vestibule will be created to extend the look of the addition as well as a lower entry vestibule at grade level. A carriage-style garage door is planned for the addition. The columns are original and will remain although the railing may need some improvements. The outside stairs and ramp, which will meet with the front sidewalk, will be added and the existing wrought iron fence will remain; landscaping will be added as well. Windows are planned to be Marvin or Anderson with a smooth Hardie plank siding. Bob Shaw has designed the sign for the front entrance area, and there will be indirect uplighting. Mr. Fey complimented the plans and the drawings; the Board agrees with his statements regarding this quality plan.

On a motion from Ms. Walton and seconded by Ms. Taylor-Popkin, the Board voted unanimously to recommend a Certificate of Appropriateness to Borough Council with the change from textured Hardie plank to smooth.

OLD/NEW BUSINESS:

Mr. Fey questioned the three signs currently in use at the new Clusters Popcorn location. After some discussion and research, it was determined only two signs were approved as part of their application. Ms. Hyland will have that issue addressed through Borough Code Enforcement.

Ms. Blasdale mentioned that there are more small neon signs appearing in store windows, which are currently not permitted.

ADJOURNMENT: There being no further business before the Board, on a motion from Ms. Walton and seconded by Ms. Blasdale, the meeting was adjourned at 9:35 PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary