

**DOYLESTOWN BOROUGH  
HISTORIC & ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
July 28, 2022**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, July 28, 2022 at Doylestown Borough Hall, 10 Doyle Street. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Kim Jacobsen, Denise Blasdale, Walt Keppler, Andy Happ, Heather Walton, Ralph Fey, Constance Magnuson, 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 June meeting minutes were approved as corrected.

**SIGN APPLICATIONS:**

182 West Court Street, Chris Tuck

The applicant did not attend. There is an existing stone base where the sign is intended to be installed onto it.

On a motion from Mr. Happ, seconded by Mr. Keppler, the Board voted unanimously to accept the application as presented and forward to Borough Council for a Certificate of Appropriateness, provided the bottom of the sign is no less than 6 inches from the top of the stone base and no more than 12 inches above the top of the stone base. All in favor.

**BUILDING APPLICATIONS:**

228 East Court Street, Thomas & Courtney Foster

Ellen Happ presented the application, along with Courtney Foster and Mark Cook, to add a covered porch to their home. The plan would include rebuilding the existing porch as-is, and wrap it around the back with a larger, gable-roof porch. The front porch posts are planned to be replicated on the back porch. The stone base of the home will also be replicated with a similar shape and color. In addition, a wider curb-cut is part of the plan to ease parking, with a walkway leading to the porch. Roof is planned to be a standing-seam black or very dark green to match the shutters as well as a new, stained fence. The porch floor is to be a flagstone border with a brick interior, half round gutters and downspouts to match the existing home. In response to questions from Ms. Walton, Ms. Happ presented a sample of the proposed stone for the chimney, which will match the home.

Mr. Fey noted the home is beautiful, but did voice his concerns of the small posts. He suggested a larger, but similar post to support the large roof. Ms. Happ agreed and will look into 8 inch x 8 inch posts instead of the current approximate 5.5 x 5.5 inch posts.

Mr. Cook reviewed the 2" bluestone for the driveway and across the front of the gate to lead to the home. He also presented sample photos of the bluestone that is planned. Mr. Happ noted the air conditioning unit will need a new location; the applicants are aware of that, although the location hasn't been decided. Ms. Hyland explained, at Ms. Walton's request, the driveway permit process for the new, extended curb-cut.

Mr. Fey made a motion to recommend a Certificate of Appropriateness for the application as submitted, with the addition of the larger columns and a non-battered chimney, but with brick details at the architect's discretion, seconded by Ms. Walton. All members voted in favor.

307 Belmont Avenue, Chris & Sharyl Volpe

Sharyl and Christopher Volpe presented their application to replace the roof on their home. The application includes Certaineed Landmark Pro shingles, a standing seam, metal black roof on the front porch, and dark, half round gutters.

Ms. Walton suggested the gutter not go across the front porch, which the applicant agrees with. They feel if pitched properly and with the new materials, the water should be well handled without it.

On a motion from Ms. Happ, seconded by Ms. Blasdale, all members voted in favor of recommending to Borough Council a Certificate of Appropriateness for the application as submitted, provided the lower porch roof gutter is eliminated.

238 West Court Street, Allison McGarvey & David Roman

Rick Brown, architect, appeared with the property owners, and presented their application to add a detached garage to their property. The color scheme is to be a gray, Hardie plank siding and an antique window is being added. The accordion-style garage door and other doors will be painted to match the existing home. The downspouts will also match the home. Anderson 400 Series windows, wood clad. Additionally, there is an accordion style door on the side of the garage to extend the patio.

Mr. Fey asked for clarification on the windows; there will be no mullions to match the home. Ms. Jacobsen noted the proposed shed dormer looks contemporary, and suggested a peaked dormer to match the home's style as well. Mr. Brown suggested another style of dormer with peaks on either side. After some discussion, the applicants agreed, and it was discussed to design double dormers matching the double peaks on the front porch instead of the large four-window shed dormer, with two-over-two windows on each side and a one-over-one window in the middle. Additionally, Mr. Fey suggested soldier course brickwork above the garage door.

Mr. Fey made a motion to accept the application with following comments: shed dormer to be redesigned as two gable ended dormers with a connecting shed dormer between, 2 over 2 window on top, dormer will be just below the primary ridge, half round white gutters, soldier course over garage doors and transom above man door will not have mullions, just one pane of glass in color of the owner's choice. Metal standing seam, black color to match front porch. Smooth Hardie plank, brick similar to house, wood clad 400 series Anderson windows. Bifolding wood garage door, stained. Similar stained man door. Painted wood pergola or stained to match fence. Additionally, stained glass windows will be on each end. Motion was seconded by Mr. Keppler all members voted in favor. Amended to include 400 series windows with external mullions or wood clad.

108 Cottage Street, Renee & Philip David Bergere

Rick Brown, architect, and homeowner Renee Bergere presented an application to remove an old addition and construct a new one with more living space with appropriate heat, height, etc. The windows are planned to match the carriage house. Roof will be Timberline shingle, composite Boral siding. Half round gutters and downspouts are planned to be copper to match, if cost-effective. Simulated divided light, Woodrite Anderson 400 series windows in a cream color with sage green wood trim.

Mr. Fey would prefer to see the roof with a cricket where the old and new roof meet.

On a motion from Ms. Blasdale, seconded by Mr. Keppler, all members voted to accept the application as submitted with the addition of a cricket to match the new and existing roof, half round copper or copper color gutters, and simulated divided light windows in cream.

**NEW/OLD BUSINESS:** Ms. Jacobsen provided an update on the ongoing Comprehensive Plan, which is moving along well. The online survey is being developed for members of the community to provide feedback on important topics, with the goal of getting it to the public in the fall.

**ADJOURNMENT:** There being no further business before the Board, on a motion from Ms. Blasdale, and seconded by Mr. Keppler, the meeting was adjourned at 9:10PM.

Respectfully Submitted,

Amy Kramer  
Meeting Minutes Secretary