

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
October 28, 2021**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, October 28, 2021 at Doylestown Borough Hall, 57 West Court Street. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Denise Blasdale, Walt Keppler, Andy Happ, Heather Walton, Amy Taylor Popkin, Anthony Hita, Ralph Fey, Student Member Jack Swartley, and Karyn Hyland, Director of Building and Zoning.

CALL TO ORDER: Ms. Blasdale called the meeting to order at 7:30 PM.

MINUTES APPROVAL: On a motion from Mr. Fey, seconded by Ms. Taylor Popkin, the September 2021 meeting minutes were approved.

SIGN APPLICATIONS: None.

BUILDING APPLICATIONS:

272 West Oakland Avenue, Mary Kremser

Ms. Kremser presented her application to replace ten windows with Marvin Ultimate, double-clad wood replacement-style windows in a six-over-one style as existing. The shutters will remain.

On a motion from Ms. Walton, seconded by Mr. Keppler, the Board accepted the application as presented to be forwarded to Borough Council for approval of a Certificate of Appropriateness.

227 West Court Street, SJ4 Ventures, LLC

Jeff Beach presented an application to renovate the property to include the addition of eight-inch vinyl siding, which Mr. Keppler explained is not an acceptable application material. Ms. Taylor Popkin would rather see a lime, painted plaster front, which the applicant is open to. Mr. Hita noted the mortar will need some repair and recommended using a mineral paint. Regarding the brick addition on the back of the home, the applicant explained the porch had collapsed and was removed; it will be rebuilt and enclosed. He did prefer to use a vinyl siding; however, the Board explained the rear of the home is visible from Beek Street, and therefore vinyl siding is not acceptable. Mr. Fey explained his concern regarding lack of detailed plans to enclose the rear porch and extend to a second floor. The applicant has agreed to remove the replacement windows from the application. The front porch roof is in good shape according to the applicant and it will remain as is.

On a motion from Mr. Happ, and seconded by Mr. Fey, the Board voted to approve the portion of the application that includes the restoration of the front and side façades of the home as discussed with lime plaster and mineral paint, as well as the repair of the front stoop. The Board asks the applicant to return with full architectural plans for the rear addition of the property and a detailed materials list. That portion of the application will be tabled.

130 Cottage Street, Andrew & Devin Gregory

Steve from Freedom General Contractor and the architect presented the application to receive a preliminary approval from the Board to move forward to the Zoning Hearing Board and then return with the full details for further approval. The plan is to demolish the existing, one-story home and build a new two-story home in its place. There are current structural issues as well as a dirt floor in the crawlspace and lacks proper footings. There does not appear to be a specific historic style to the home.

Ms. Blasdale and Ms. Taylor Popkin expressed their concerns with removing a home in the Historic District, although the architect noted the home is not satisfactory for the family who owns it. Mr. Fey offered his understanding of the desire to improve the home and would like to see what is planned.

Jim Benstead, of 312 East Court Street, spoke on the history of the home and his concern regarding flooding in that area. He suggested taking the home down and rebuilding with a quality home may be the solution.

Ms. Walton noted her concern, as a real estate professional, that many people prefer one story living and is not fully on board with taking the home down. Mr. Gregory, the homeowner, spoke on raising his children in this home and becoming part of the community.

The architect reviewed the proposed new home, which includes keeping the front façade in the same location as it is currently, but the rear of the home extending back further than the current, but remaining within the setbacks. The applicant prefers vinyl siding, and the Board explained strongly that is not approved in the Historic District.

Mr. Fey and Ms. Taylor Popkin reviewed some concerns of the Board, including the proposed home in correlation to the current look of Cottage Street. Ms. Walton felt the proposed home is too large for that area and for that lot.

Ms. Hyland explained, before a decision, this project does require Zoning Hearing Board approval regarding lot coverage and floor-area ratio. Mr. Fey is not inclined to approve the building as presented, including the two-story garage. Mr. Hita noted, while he believes the house may be in condition requiring demolition, there is not proof of such from structural engineers in the application. Ms. Blasdale agreed that a structural engineer's report would be helpful. She also doesn't feel the size of the home is appropriate for the lot.

Ms. Walton asked of Ms. Hyland, now that storm water management is a concern, what can be done to resolve that issue. The applicant and Ms. Hyland noted that will be discussed in the process.

On a motion from Mr. Happ and seconded by Mr. Keppler, the application has been tabled. The applicants will return.

191 Belmont Avenue, Prime Development Group

George of Prime Custom Builders presented the application to demolish the existing home, which has been condemned and is uninhabitable. The plan is to replace the existing Cape Cod-style home and build one in its place. Mr. Fey explained the plans presented do not show enough detail to approve the application for the new home.

Kathy Krick, neighbor at 201 Belmont Avenue, spoke in support of this project as the current condition of the home is horrific. She explained the location of her home and is very interested in the look of the rear of the home, as well as concerns regarding drainage. Ms. Hyland explained a storm water management plan will be required through the application process.

Barbara Harrison, of 190 Belmont Avenue, spoke in support of the project and suggested designing something attractive on the rear of the home. The applicant will discuss that with the property owners.

On a motion from Mr. Fey, seconded by Ms. Walton, to approve the demolition of the property and table the remaining portion of the application, with approval from the applicant.

131 South West Street, Howard Gilson and Karen Whitney

Mr. Gilson and Ms. Whitney presented their application to replace the original windows in the home, which are in disrepair. They have attempted to repair them, as well as worked with a restoration company. Restoration would be very time-consuming and approximately 50% more expensive. Mr. Fey explained the Marvin window proposed is not acceptable and suggested a historic style; additionally, he would prefer to see proof the original windows have failed and cannot be properly restored. The applicants are open to conserving windows at the front of the home and replacing the others, with correct historic proportions. The Board suggested an aluminum-clad, wood window.

In addition to the windows, the applicant would prefer a larger, double window in their bedroom on the third floor. Mr. Hita noted the additional window would be very close to the roof slope, which could cause water issues.

At the request of the applicant, the application has been tabled until the details can be worked out.

OLD/NEW BUSINESS: None.

ADJOURNMENT: There being no further business before the Board, on a motion from Mr. Keppler, and seconded by Ms. Taylor Popkin, the meeting was adjourned at 9:45 PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary