

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
December 2, 2021**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, December 2, 2021 at Doylestown Borough Hall, 57 West Court Street. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Kim Jacobsen, Denise Blasdale, Walt Keppler, Andy Happ, Heather Walton, Amy Taylor Popkin, Marie Kovach, Anthony Hita, Ralph Fey, Student Member Jack Swartley, 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 Mr. Fey, seconded by Ms. Taylor Popkin, the October 28, 2021 meeting minutes were approved.

SIGN APPLICATIONS:

46 East State Street, unit H, Mars Investment Properties LLC

Emily Musika Cradic of Greer's Garden presented her new business sign, designed by Bob Shaw. The Board appreciated the design. On a motion from Ms. Walton, seconded by Mr. Keppler, the Board voted unanimously to recommend to Borough Council a Certificate of Appropriateness for the sign application as presented.

60 East Court Street, Eastburn & Gray, P.C.

Mike Peters presented the application for new business signs to replace two existing signs, a third new sign designated for the 'Annex' building, and a fourth new sign to identify the reception area within the parking area of the property. There will be no lighting and the signs are mainly focused to be viewed from the parking lot, but are also visible from Court Street and Garden Alley. On a motion from Ms. Blasdale, seconded by Mr. Happ, the Board voted to recommend the full application to Borough Council for a Certificate of Appropriateness.

BUILDING APPLICATIONS:

271 W. Oakland Avenue, Wynne Wister

Mr. Wister presented samples of the stone to be used on the addition, as requested in previous discussions. The stone wall is planned to be 19 inches high. Ms. Taylor-Popkin discussed the previous suggestion of a wider post between the two large windows while Ms. Jacobsen expressed her concern for the two large windows and would prefer to see three smaller-in-scale windows across. After lengthy discussion, the Board would prefer to see longer windows with panes on the longer elevation, as well as windows not in white but in an earth tone color to better match the house and existing trim. Ms. Kovach and Ms. Blasdale also offered they would rather see a shorter wall and more proportionate windows. Ms. Walton prefers the character of the original screen door rather than the proposed new door. Brian Vaughan, Borough resident, offered his professional suggestion to hire an architect and possibly use a Pella window and different stone as well.

Ms. Hyland reviewed the procedures and process of recommendations to ensure Mr. Wister understood the steps to be taken if the Board were to either table the application, or deny the current application with a vote. Mr. Happ made a motion to recommend a Certificate of Appropriateness for the project with a partial stone wall on three sides of porch with a cap height of 19 inches, window configuration on long wall to be three equal-sized sliding windows, the proposed Andersen door be at least $\frac{3}{4}$ light, $\frac{1}{4}$ bottom panel, in colors as close to the house color as possible. Mr. Wister agreed to verify these proposed materials are available and report back to Ms. Hyland before next week. There was not a second to the motion.

On a motion from Mr. Keppler, seconded by Ms. Walton, the Board voted to table the application. The Board would like a more concise and specific application with proper drawings, samples, chosen colors, and the bluestone capping. Mr. Wister agreed to table the application and will look into the options available to him and will get in touch with Ms. Hyland tomorrow.

105 E. State Street, Roseann & Donald Jones

Ellen Happ, architect, along with the property owners, presented the history of the home along with the application for an addition and new garage in the existing garage footprint. The application includes demolishing the current addition and adding a new addition with a two-story glass connection. Included in the construction are painted bevel siding, Pella double-hung windows without shutters, and a copper roof for the addition. The garage is proposed to be plaster, similar to the house, with similar six-over-six, Pella double hung windows, rebuilt on the existing garage footprint, as a two-car garage with stairs to the second floor. The colors and trim are proposed to be in the same color scheme as the existing plaster. Gutters and downspouts are planned to be copper. The Board was very impressed with the proposal.

On a motion from Ms. Blasdale and seconded by Mr. Keppler, the Board voted to accept the application as presented and recommend to Borough Council a Certificate of Appropriateness.

227 West Court Street, SJ4 Ventures, LLC

The applicant was not able to attend the meeting, but did provide an email with the details requested last month. He has agreed to use Hardie plank siding and has removed the vinyl windows from the scope of the project. Ms. Blasdale had questions regarding plans for the existing third floor but was otherwise satisfied with the submission. Ms. Hyland noted some of the scope of the project has changed, and Ms. Jacobsen noted all of the Board's previous questions and concerns discussed previously have been addressed.

On a motion from Mr. Happ, seconded by Ms. Walton, the Board voted to accept the application in its entirety as submitted, noting that the new windows are to be a vinyl-clad exterior, wood interior Anderson, with an exterior grill.

OLD/NEW BUSINESS: Mr. Keppler discussed the recent increase of full home demolitions and the immediate plan of the construction of a new home in its place; he feels the two issues should be handled and reviewed separately. Ms. Popkin agreed that it may be best to treat it as a two-part application, with the demolition discussion held first and separately before new plans are discussed. Ms. Hyland noted there is nothing preventing an applicant from combining the two. The Board agreed it would be best for them to fully discuss demolition and the reasons to do so before comparing the existing home to the planned new structure. Mr. Hita did note there is a possibility of having empty lots if the demolition is approved but not the new construction, which is a negative as well, and does not agree the applications should be completely separately, but the demolition must be considered fully. Ms. Walton and Ms. Kovach agree, as realtors on the Board, they are concerned with the loss of smaller, more modest homes in the Borough.

The Board discussed the December meeting; there will most likely not be a quorum in attendance; Ms. Hyland explained the process of making suggestions to Borough Council without a quorum.

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 9:45PM.

Respectfully Submitted,

Amy Kramer
Meeting Minutes Secretary