

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
CORRECTED MEETING MINUTES
October 25, 2018**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, October 25, 2018 in the Council Chambers, 57 W Court Street, Doylestown PA. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Chairperson Kim Jacobsen, Denise Blasdale, Walter Keppler, Heather Walton, Jennifer Jarret, Marie Kovach, Andy Happ, and Karyn Hyland, Director of Building and Zoning.

CALL TO ORDER: Ms. Jacobsen called the meeting to order at 7:33 PM.

MINUTES APPROVAL: On a motion from Ms. Blasdale, seconded by Mr. Keppler, the September 2018 minutes were unanimously approved as submitted.

SIGN APPLICATIONS: None.

BUILDING/REPAIR APPLICATIONS:

187 E. Court Street, William & Laurie Schutt, property owners

Mr. Happ recused himself from the application. Mr. Michael Raphael appeared before the Board and requested approval for replacing and refurbishing a number of windows, and for adding a skylight. 20 windows are to be replaced, 26 are to be refurbished, and 6 will remain. One window will be replaced by faux panels, due to an elevator shaft being installed immediately behind it. Mr. Raphael explained that the logic behind the application is that, if the windows were architecturally significant or their contractors believe they can be repaired, the windows will be refurbished. If the windows were added later, they will be replaced.

Mr. Raphael outlined the window replacement schedule for the Board, noting the plan for each unit. Regarding the window to be replaced with faux panels, Mr. Raphael stated that they will be using fly-ash composite panels so that the form of the dormer windows is retained, but the panels will not be clad. The double windows on the third floor will be replaced by French doors and a Juliette balcony. All of the replacement windows will be Pella Architect Series Reserve units. Regarding the skylight, Mr. Raphael noted that it will be a Velux unit, 45 inches wide by 30 inches high. Responding to a question from Ms. Jarret, Mr. Raphael stated that the roof will be left as-is.

There was some discussion regarding the window that will be replaced by the faux panels. Mr. Raphael noted that they do not want to use glass due to the difficulty in accessing and repairing it should any damage or leakage occur. Mr. Richard Brown, in attendance at the meeting, suggested that the window be replaced by louvered panels to make them appear like ventilation grills.

Ms. Jarret made a motion to recommend a Certificate of Appropriateness for the replacement, refurbishment, and retaining of the existing windows, as well as the addition of a skylight, as detailed on the plans submitted to the Board. Mr. Keppler seconded the

motion, and it was approved by a vote of 6 – 0 (Mr. Happ recused), subject to final approval from Borough Council.

77-79 W. Court Street, Susan & David Opperman, property owners

Ms. Ellen Happ appeared alongside Mr. David Opperman and distributed supplementary materials detailing the location of the skylights. Ms. Happ noted that the skylights would be the same size as those on the rear side of the building, adding that they would be centered above the windows below. Ms. Jarret stated that skylights are less obtrusive than other features such as dormers, and noted that the installation of the skylights would be a very reversible change to the building. Ms. Kovach suggested that four skylights be added, rather than two. Mr. Opperman replied that there is HVAC equipment beneath the other end of the roof, which would interfere with skylights being placed there.

Ms. Jacobsen noted that the building is located in a commercial area that features buildings of various ages. The property was previously restored and renovated with a substantial side and rear addition. Ms. Walton added that the building stands at an intersection with a four-way stop, allowing two-way traffic on all four streets.

Ms. Walton made a motion to recommend a Certificate of Appropriateness for the addition of two skylights on the front left side of the roof, as presented in the applicant's proposal. Mr. Keppler seconded the motion, and it was unanimously approved, subject to final approval from Borough Council.

327 Maple Avenue, Robert & Patrice Carrier, property owner

Mr. David Roedel appeared before the Board, representing the applicants, and requested approval to replace the old, rotten siding with HardiePlank material. Responding to questions from the Board, Mr. Roedel stated that they would be using standard lap siding to match the house, rather than trying to replicate the German bevel siding. The trim would also be repaired and painted to match the house. The Board recommended a smooth finish for the siding, rather than a rough finish. The applicant agreed. Responding to questions from Ms. Jarret and Mr. Happ, the applicant stated that they will be matching the reveal of the main house for the siding, and that they had not explored using a Boral product to try and replicate the German siding profile. He noted that only a small portion of siding above the garage doors will be visible from the street. Responding to a question from Ms. Walton, the applicant confirmed that all four sides of the building will be replaced. Responding to a question from Ms. Blasdale, the applicant stated that the garage doors would be retained.

Ms. Jacobsen stated that the property is located on a section of Maple Avenue that features fairly large residential lots; this particular lot was recently subdivided, and a new home is being constructed. Most of the homes are larger historical structures, with a handful of new homes. She noted that it is important to retain the character of the carriage house structure. Ms. Walton added that the structure is set down a fairly long driveway.

Mr. Rick Brown, in attendance at the meeting, stated that he is appearing on behalf of a neighboring homeowner. He wished to call the Board's attention to the Secretary of the Interior's guidelines regarding restoration of siding, which suggest that such materials be retained wherever possible, and that there should be documentation to indicate if it is not feasible to use what is in place. Ms. Jacobsen asked the applicant if the original materials have been removed; Mr. Roedel replied that a lot is patched over, but much is remaining. Ms. Jacobsen suggested using the remaining quality material to replace the street-facing

portions. Mr. Roedel could not agree to that suggestion without the homeowner's approval; either way, the other three sides would ideally be HardiePlank material. Ms. Walton suggested that the applicant provide pictures and documentation of the damaged material. Mr. Brown suggested, with due respect, that the entire building should be considered, rather than just the front façade.

Responding to questions from Ms. Jacobsen, Ms. Hyland stated that when the property came before the Board previously, it was stated that the only changes being made to the garage were the removal of the small additions put on over time; the intent was to keep everything else as-is. Ms. Jacobsen questioned the use of tie-backs, and asked that the applicant emphasize to the property owners that their previous approvals were predicated on not altering the garage. Mr. Happ asked Ms. Hyland if siding replacement is a permissible activity, by ordinance; Ms. Hyland stated that it is, and that this situation was brought to the Borough's attention by an adjacent property owner. The applicant requested that the application be tabled in order to address the situation and produce a "clean" application; the Board agreed, and the application was tabled.

192 Lafayette Street, John & Megan Martino, property owners

Ms. Ellen Happ appeared before the Board and passed out supplemental views of the property. She requested approval to add a window that would provide light for the interior stairwell and hallway. The window would be a six-over-one double-hung Pella unit, painted wood with simulated divided light. Responding to a question from Mr. Keppler, Ms. Happ stated that the window will be trimmed in either Azek or wood. She also confirmed that the downspout and some wires will be moved.

Responding to a question from Ms. Blasdale, Ms. Happ stated that the proposed window cannot line up with the one below it due to the stairwell. Ms. Blasdale noted that some other windows on the home do not line up, which makes this less obtrusive. Responding to a question from Mr. Happ, the applicant stated that they can use spacer bars if the Board so requests. Ms. Happ also stated that there will be siding between the window casing and the corner board.

Mr. Happ made a motion to recommend a Certificate of Appropriateness for the proposed window, noting that it is in the character of the existing structure, that the neighboring homes are an eclectic mix of styles, and that the feature, material, and color are appropriate and in keeping with the Historic District. Ms. Walton seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

RENOVATION CONTINUANCE: None.

NEW/OLD BUSINESS: Ms. Jacobsen noted that there is an updated form for HARB recommendations to ensure that the Board is following all of the Department of the Interior's guidelines, and to better capture all discussion points. Ms. Hyland asked that the Board provide feedback regarding the format, but noted that it is laid out in the same manner as the Borough's ordinance on the subject.

Ms. Kovach asked if a similar form is provided to applications when they make a submission to the Board. Ms. Hyland stated that there is a checklist that goes out with applications, but that they usually do not turn applicants away unless there is something particularly egregious; some applicants find the process to be overwhelming or are going through the submission on their own, so the Borough tries to be as approachable as

possible. Ms. Jarret suggested adding a note as to whether a change is reversible; Ms. Hyland suggested that this information could be added to the language of sections B or C.

Ms. Jacobsen and Ms. Jarret suggested that there be a way to indicate whether an application is a modification of an existing approval.

ADJOURNMENT: There being no further business before the Board, on a motion from Mr. Happ, seconded by Ms. Blasdale the meeting was adjourned at 8:58pm.

Respectfully Submitted,

Dirk A. Linthicum

Meeting Minutes Secretary