

**DOYLESTOWN BOROUGH  
HISTORIC & ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
THURSDAY, JANUARY 22, 2026**

The Doylestown Borough Historic and Architectural Review Board met at 7:00 PM on Thursday, January 22, 2026, at Borough Hall, 10 Doyle Street. The following members attended: Denise Blasdale, Constance Magnuson, Andy Happ, Brian Guerriero, Marie Kovach, Ralph Fey, Richard Brown, and Karyn Hyland, Director of Planning and Zoning.

**CALL TO ORDER:** Ms. Blasdale called the meeting to order at 7:00 p.m.

**REORGANIZATION:** Mr. Happ and Ms. Magnuson nominated Mr. Brown for Chairperson of the HARB. Mr. Fey and Ms. Blasdale nominated Mr. Happ to be Vice Chairperson of the HARB.

**MINUTES APPROVAL:** The October 23, 2025, meeting minutes were approved as submitted (Blasdale/Magnuson).

**SIGN APPLICATIONS:**

95 N. Broad Street: Mr. Scott Hamilton presented the application for new signs. Mr. Hamilton reviewed the proposed materials for the signboard. The Board recommended approval of the application for a Certificate of Appropriateness as submitted, with the addition of vegetation at the base of the sign, subject to weather permitting. (Blasdale/Kovach).

**BUILDING APPLICATIONS:**

20-22 E. Oakland Avenue: Mr. Robert Sigety and his architect, Tom Dimmick, presented an amended window application. Mr. Sigety presented the new renderings for the proposed windows. The applicant is proposing an Andersen 100-series twin-casement window in white Fibrex (wood composite). The applicant also proposed replacing four egress windows along the rear fire escape with a single casement egress window. The Board recommended approval of the application for a Certificate of Appropriateness as submitted (Magnuson/Blasdale).

24 N. Main Street: Mr. Uri Abrams and his architect, Tom Dimmick, returned to present the application for a new roof on the property. Mr. Kevin Creighton, a roofing expert specializing in historic roofs, presented his report on the current condition of the building's original roof. Mr. Creighton reviewed his report and stated that the current roof has reached terminal failure. The Board challenged the roofing expert on his rationale for selecting an asphalt shingle over a slate or synthetic slate roof. A motion was made to approve the application for a Certificate of Appropriateness as submitted (Happ/Brown). This motion did not carry. A second motion was made to deny the application using the submitted asphalt shingle (Fey/Blasdale). Upon further deliberation, the applicant and his contractors have decided to table the application and will return with additional information on alternative roofing materials. The motion to deny the replacement material request was withdrawn. The Board made a motion to continue the application to the next meeting (Fey/Blasdale).

112 Mary Street: Mr. Benjamin Phillips, the architect, presented the application for a house addition along with the homeowners, Mrs. Ashley Simpson and Mr. Connor Simpson. Mr. Fey recused himself from the application. Mr. Phillips reviewed the proposed addition, including the materials, roofline, and roof plane. The Board recommended approval of the application for a Certificate of Appropriateness as submitted, or, if the applicant wishes, that the rear (addition) roof be changed to match the front of the home's roofline (Guerriero/Magnuson).

150 E. State Street: Mr. David Dardzinski, the applicant, presented the application for new siding on the building. Mr. Dardzinski showed that the existing cedar siding on the house has reached the end of its life and proposed residing the house with Hardie Plank siding. The HARB recommended that the application for a Certificate of Appropriateness be accepted as submitted, with the repair of the third-floor cedar and the addition of a drip-capped water table board at the top of the second floor. The Hardie siding should be smooth and match the existing cedar reveal (Fey/Magnuson).

**NEW/OLD BUSINESS:** None

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 9:39 pm.

Respectfully submitted,  
Erika Fellman