

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
THURSDAY, AUGUST 27, 2026**

The Doylestown Borough Historic and Architectural Review Board met at 7:00 PM on Thursday, August 27, 2026, at Borough Hall, 10 Doyle Street. The following members attended: Denise Blasdale, Constance Magnuson, Richard Brown, Marie Kovach, Andy Happ, Seth Weiner, Rich Chase, Brian Guerriero, student member Jack Moore, and Director of Planning, Karyn Hyland.

CALL TO ORDER: Mr. Happ called the meeting to order at 7:00 p.m.

MINUTES APPROVAL: The July 23, 2026, meeting minutes were approved as noted (Blasdale/Chase).

SIGN APPLICATIONS:

44 E. State Street: No applicant was present. The Board tabled the application to allow the applicant to attend the next meeting (Happ/Weiner).

BUILDING APPLICATIONS:

27-29 Bridge Street: Mr. Kristian Frikke-Schmitt and Mr. James Slizewski returned to present additional information for the application to replace the roofs on their twin homes. Mr. Frikke-Schmitt discussed alternative roofing materials. They propose using a GAF slate-line shingle in the color Antique Slate in place of an asphalt roof shingle. The dormer siding is currently metal but is deteriorating. If it cannot be saved, they propose Hardie plank siding. The Board requests the reveal for the Hardie plank be at least 9", and the product be a smooth Hardie board. The Board recommended approval of the application with the conditions for the dormer siding as presented (Chase/Magnuson).

100 S. Main Street: Mr. Donald Williams, representative of Lemus Construction, presented the application for a roof replacement on Building A. The applicant proposes Antique Slate colored slate-line shingles. The applicant also proposes replacing the siding on the dormer of this building. The applicant wishes to replicate the pattern and color of the proposed siding. Mr. Happ noted the significance of the dormer siding pattern and how it contributes to the Historic District overall. The Board recommended approval of the application to replace the roof on Building A and the dormer siding shingles (fish scale, lightning bolts, etc.) in kind or save them (Blasdale/Magnuson).

For Building B, the applicant proposes replacing the glass roof at the building entry. The scope includes removing the glass and replacing it with a standing-seam metal roof, and installing skylights to allow additional light into the space. This roof is not original to the building and was added during a renovation in the 1980's. The Board recommended tabling the application for Building B to allow time to return with supplemental information, including better representation of the skylights and consideration of solar panels (Happ/Blasdale).

Due to severe weather, Rick Brown arrived prior to the discussion for Building G.

For Building G, the applicant proposes replacing the existing red metal roof with a burnished slate-color standing-seam metal roof. Building G has a pole gutter at the bottom of the roof. Mr. Happ would like the applicant to return with information about the gutter options for this building as well. The Board recommended tabling the application for Building G regarding the roof color options and the pole gutter (Happ/Magnuson).

126-128 E. Oakland Avenue: Mr. Stephen DoCarmo presented the application for his and his neighbor's home. Mr. DoCarmo would like to remove two leaking chimneys. The cost to save them is prohibitive for the property owner. The applicants will have the roof patched with slate roofing material that matches the existing roof. The Board voted to table the application to allow the brick masons to attend to present their reasoning for removal versus repair (Brown/Blasdale).

265 Paine Street: Mr. James Iver, the property owner, presented the application for new roofing and siding on the house. The slate roof is beyond repair, and replacing it with slate is prohibitive. The applicant proposes DaVinci slate in place. The gutters are also beyond repair, and the applicant proposes black half-round aluminum gutters, painted black. The applicant also requests using Azek, painted to match the house, to replace the rotten rake and eave boards. The Board also congratulated the applicant for taking the time to properly restore the house and save as many original elements as possible. The Board recommended approval of the application as submitted (Blasdale/Guerriero).

200 Belmont Avenue: Mr. Steve Cohen, the architect, Matt Jermyn, the contractor, and Tim Block, the homeowner, presented the application for an addition to the property. The applicants reviewed the proposed changes and exterior materials. They are matching the white vinyl siding to the existing house, matching the asphalt shingles, and will be using Andersen 400-series windows. The Board recommended approval of the application as submitted (Weiner/Brown).

ADJOURNMENT: With no further business, the meeting adjourned at 8:20 pm (Blasdale/Weiner).

Respectfully submitted,
Erika Fellman