

**DOYLESTOWN BOROUGH  
HISTORIC & ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
THURSDAY, SEPTEMBER 28, 2023**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, September 28, 2023 at Borough Hall, 10 Doyle Street. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Kim Jacobsen, Denise Blasdale, Andy Happ, Marie Kovach, Ralph Fey, Andy Happ, student member Hayden Morocco, and Karyn Hyland, Director of Building and Zoning.

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

**MINUTES APPROVAL:** The August meeting minutes were approved as submitted.

**SIGN APPLICATIONS:**

21 East Oakland Avenue, Ryan Miller – The applicant attended the meeting to discuss their new business sign, created by Bob Shaw. The sign over the door has individual acrylic letters, mounted to a treated wood frame, without lighting. The hanging sign is vinyl, double-sided, on the existing fixture.

On a motion from Mr. Fey, Ms. Walton seconded and the Board unanimously approved the application to be submitted to Borough Council for a Certificate of Appropriateness.

**BUILDING APPLICATIONS:**

75 West Ashland Street, Craig Sweeney – Mr. Sweeney presented his application, after the work has been done, to approve the windows and hollow metal door, already replaced, as well as replace walls that were not attached correctly and windows. The work has already been started, and has been stopped by Borough Staff due to lack of permits. Mr. Fey shared his thoughts on the historically appropriate door and general look of the building, which has now been changed and is not appropriate to the District. The applicant agreed to locate a more historic looking door to replace the metal. The Board discussed the replaced windows and possible placement options. Regarding the stucco proposed by Mr. Sweeney, the Board suggested more of a sand color as opposed to white. The Board also made suggestions regarding gutters and a K gutter is preferred.

Attendee Richard Brown shared his thoughts and suggestions for the deck area.

On a motion from Mr. Fey, seconded by Ms. Blasdale, the Board voted unanimously to approve the application as submitted with comments regarding the window to be moved into a more appropriate location, trimmed in a manner they were originally trimmed with trim between the two windows, a paneled wood or fiberglass door with a minimum of half-glass with divided lights and a hand-troweled stucco with a similar look and color as existing mortar of the stone house, K gutters, and 8-10 inch frieze board under eave of the new deck. The application was approved by all members and will be forwarded to Borough Council for a Certificate of Appropriateness.

6-16 West State Street, Francisco Alarcon – Marcello Antononi attended the meeting to discuss a replacement window that has been installed without permits. The window was replaced with a garage door. Ms. Blasdale and Ms. Jacobsen do not appreciate the look of the different colors and the style of window which does not match neighboring businesses. Mr. Fey noted that this could have been avoided if the Borough had been consulted prior to the change.

The Board and the applicant agreed to table the application until next month. The applicant will discuss other options to either replace the window with one similar to their neighbor at Kung Fu Tea or with a single pane of glass.

189 South Main Street, Richard Brown – Mr. Brown, architect, shared the application along with the property owner, Celina Doucette, to replace windows with a vinyl composite Marvin system, in black. The transoms will be replaced as well, and will match. The Board and applicants discussed the windows and trim at length.

On a motion from Mr. Fey, the Board voted unanimously to approve the application and forward to Borough Council with the conditions: five equally sized windows, transoms to follow the size of the windows, six simulated divided light.

33 East Ashland Street, John Wolstenholme – Mr. Wolstenholme presented the application for an addition, to replace the existing addition on the main house. Additionally, the windows are proposed to be replaced with a Pella product, and new exterior lighting. Gutters are to be replaced and are proposed to be an copper, to match the existing that is not being replaced. The roof replacement proposed will match the existing as well. A new painted wood fence is also planned to match the home, as well as a metal gate and step lights on the stair risers from the front porch to the sidewalk in the front of the home. All proposed materials and colors were presented.

The Board appreciated the thorough application. On a motion from Mr. Happ, the Board unanimously approved the application as submitted and will be forwarded to Borough Council for a Certificate of Appropriateness.

**NEW/OLD BUSINESS:**

Comprehensive Plan Update – Mr. Happ shared the work being done on the Comprehensive Plan.

Mr. Happ asked about the status of the window replacement request from Enchanted Forest, which was discussed in the spring. Ms. Hyland noted she has been checking in with the property owner periodically and there is not yet a timeline.

**ADJOURNMENT:** There being no further business before the Board, the meeting was adjourned at 9:20PM.

Respectfully Submitted,

Amy Kramer  
Meeting Minutes Secretary