

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
THURSDAY, FEBRUARY 27, 2025**

The Doylestown Borough Historic and Architectural Review Board met at 7:30 PM on Thursday, February 27, 2025, at Borough Hall, 10 Doyle Street. The following members attended: Kim Jacobsen, Denise Blasdale, Constance Magnuson, Brian Guerriero, Marie Kovach, Richard Brown, Richard Chase, Andy Happ, and Karyn Hyland, Director of Planning and Zoning.

CALL TO ORDER: Ms. Jacobsen called the meeting to order at 7:30 p.m.

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

SIGN APPLICATIONS:

24 N. Main Street: Ms. Jenni-Lyn Williams, the owner of Snarky Tea Room, is applying for signage changes to the building. Ms. Williams gave an overview of the signs and proposed awning. The awning will be made of vinyl with metal and wooden supports. The Board voted to recommend approval as submitted (Blasdale/Kovach).

77 W. Court Street: Mr. Jason Fremski of National Fusion Brands presented the application for signage at a new bank. Mr. Brown expressed some concerns with the proposed design of the sign. He would like to see a more traditional appearance. The Board voted to recommend approval as submitted with the exception that the posts be the same color as the porch posts with chamfered edges as on the house, the sign panels be lower than the top of the signposts, and an architectural detail be added to the top of the post that ties into the design of the building. The columns and cross brace will be the same color (Blasdale/Magnuson).

BUILDING APPLICATIONS:

50 S. Clinton Street: Ms. Dana Wells presented her application for a swim spa to be installed in her yard. Ms. Wells explained the plan and how she intends to disguise the swim spa from public view. The Board voted to recommend approval as submitted, with the addition of a trellis-type cedar fence for privacy to be set back from the front of the house. Ms. Kovach opposed the application (Happ/Magnuson).

39 W. State Street: Mr. Brandon Weist of Bridge Valley Construction presented the application to replace three windows and one door. The door will be replaced in kind. The windows will be Anderson 400-series with the same grille pattern and divided lights. The applicant hopes to maintain as many original architectural details as possible. The mail slot and latching hardware on the door will also be replaced in kind. No lighting over the show window is included in this recommendation. The Board voted to recommend approval as submitted with the proposed windows to be six-over-one and four-over-one (Blasdale/Kovach).

65 Hillside Avenue: Ms. Diane Lucas presented the application for an addition on her property. She would like to replace the existing addition on the house with a more significant addition. There were many unanswered questions from the applicant regarding the application. The Board voted to table this application until the applicant can return with her contractor or an architect.

43 E. Oakland Avenue: Ms. Ellen Happ and Mr. Andy Happ presented the application for the exterior renovation and addition of signage for the property. The applicant amended the application to add a Pella window to the rear addition and use engineered cedar siding to replace the existing aluminum siding. The gutters on the shed addition will be half-round in shape. Mr. Happ recused himself from this application. The Board voted to recommend approval as presented (Brown/Chase).

230 W. Court Street: Ms. Ellen Happ presented the application for an addition with Mr. Tom Ford, the homeowner. They are proposing a two-story addition to the rear of the house, along with a small porch at the new rear entrance. The roof pitch will match the front of the house but will be lower. The proposed windows are double-hung, except for the bedroom window, which will be a casement window. The homeowner also proposes removing the existing wooden stairs and replacing the door with a window. The Board voted to recommend approval as presented (Blasdale/Magnuson).

387 Lincoln Avenue: The homeowner, Andrew Hamilton, was unable to attend the meeting. In his absence, Ms. Jacobsen explained the application. The homeowner has to re-roof the house and would like to remove the chimney while the roofers are there. The Board voted to recommend approval as presented (Happ/Magnuson).

NEW/OLD BUSINESS: Ms. Hyland updated the Board on the status of the Comprehensive Plan. The HARB will have several tasks, including developing design guidelines to help streamline the material approval process for homeowners.

ADJOURNMENT: With no further business before the Board, a motion was made and seconded to adjourn at 9:28 p.m.

Respectfully Submitted,
Erika Fellman