

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
THURSDAY, OCTOBER 23, 2025**

The Doylestown Borough Historic and Architectural Review Board met at 7:30 PM on Thursday, October 23, 2025, at Borough Hall, 10 Doyle Street. The following members attended: Denise Blasdale, Constance Magnuson, Andy Happ, Brian Guerriero, Ralph Fey, Richard Brown, Richard Chase, and Karyn Hyland, Director of Planning and Zoning.

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

MINUTES APPROVAL: The meeting minutes from September 25, 2025, were approved as submitted (Happ/Guerriero).

SIGN APPLICATIONS: None

BUILDING APPLICATIONS:

24 N. Main Street: Mr. Michael Raphael from Raphael Architects, Joe Phillips from Phillips and Donovan Architects, and Uri Abrams, the property owner, presented the revised application for the replacement of the eastern elevation of the roof and the connector on the east elevation of the roof. The Board voted to approve the dormers as presented (Brown/Fey) and to table the roof material selection until a formal report can be provided (Fey/Guerriero).

124 E. Oakland Avenue: Mr. Brett King, the applicant, presented the application to replace five windows and one door in the front of the home with a Pella Reserve aluminum-clad window with a simulated divided light. The existing transom will remain. The Board voted to approve the application as submitted, with the existing transom to be maintained (Fey/Happ).

204 W. Court Street: Mr. Robert Sigety, the property owner, presented the application to remove and replace the exterior egress stairs. The current stair is pressure-treated wood, and the applicant proposes using Trex decking with a white handrail. The Board voted to approve the application with the Trex decking in the color Saddle, a white composite rail and handrail, and the stringer to match the color of the existing siding (Brown/Magnuson).

164 E. State Street: Ms. Ellen Happ and Ms. Jackie Connard, the architects, presented the application for an addition as well as a demolition of the existing garage and construction of a new garage. The applicant's mother, Ms. Amy Trinkley, added additional insight to the application. Several residents from the neighborhood shared feedback during public comment, discussing the proposed garage's placement and size, as well as the potential increase in traffic on the private lane where it will be located. Ms. Hyland advised the proposal is scheduled for review by the Zoning Hearing Board. The Board voted to approve the application as presented, with the applicant returning to a later meeting to present the materials for the garage door (Brown/Happ). Mr. Fey and Mr. Guerriero abstained from the vote. Ms. Blasdale opposed the vote.

46 E. State Street: Mr. Lanny Morgnanesi, the property owner, presented the application for replacement windows. The Board voted to approve the application as presented, with the condition that the applicant will use aluminum-clad windows, he will maintain the original configuration of the lights of the existing windows on the front porch, and the side windows will match the existing window configuration; however, squaring off the windows is acceptable (Blasdale/Happ).

NEW/OLD BUSINESS: Under New Business, Karyn provided the Board with the dates for the November meeting (12/4/2025).

ADJOURNMENT: With no further business before the Board, a motion was made and seconded to adjourn at 10:03 p.m. (Blasdale/Fey).

Respectfully submitted,
Erika Fellman