

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
THURSDAY, FEBRUARY 26, 2026**

The Doylestown Borough Historic and Architectural Review Board met at 7:00 PM on Thursday, February 26, 2026, at Borough Hall, 10 Doyle Street. The following members attended: Denise Blasdale, Andy Happ, Marie Kovach, Ralph Fey, Richard Brown, Richard Chase, Sarah Steers, Borough Solicitor, and Karyn Hyland, Director of Planning and Zoning.

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

MINUTES APPROVAL: The January 22, 2026, meeting minutes were approved as submitted (Blasdale/Fey).

SIGN APPLICATIONS:

20 E. Court Street: Mr. Tymofii Dolia, the applicant, presented his application for new signage. The new sign will be hung from the existing bracket. The Board recommended approval of the application for a Certificate of Appropriateness as submitted (Fey/Blasdale).

51 W. State Street: Ms. Samantha Smerconish, the applicant, presented her application for new signage. The signs will be wall-mounted where previous signs have been mounted. The Board recommended approval of the application for a Certificate of Appropriateness as submitted (Blasdale/Kovach).

BUILDING APPLICATIONS:

49 W. Court Street: Mr. Matthew Fennell, the applicant, presented the application for a new roof. The existing slate roof is failing. The proposed roof will be a GAF slate line shingle. The applicant reviewed the proposed roof materials. The applicant is requesting a budget-friendly option over slate. The existing pole gutters will remain. The Board discussed the building's contribution to the Historic District and the importance of a slate roof. The Board voted to table the application to allow the applicant and the building owner to further investigate alternative building materials (Happ/Blasdale).

24 N. Main Street: Before the applicant and his team's presentation, Mr. Brown reviewed the Secretary of the Interior's guidelines, which govern modifications on buildings in the Historic District. Mr. Steven Harris, the applicant's attorney, spoke to the Board about the applicant's request to remove the slate roof and replace it with a different building material. The remainder of the applicant's team presented the proposed material, including its benefits. There was an extensive discussion about the building's significant impact and the importance of preserving its historical architectural details. This building, described as the "crown jewel of the Borough of Doylestown," is on the National Register of Historic Places and must be held to the highest architectural standards. It is the opinion of the Board that the application, as proposed, would compromise the significant features of a significantly contributing building to the Historic District. The Board reiterated that synthetic polymer slate material would be appropriate. The Board recommended denial of the application for a Certificate of Appropriateness as presented (Happ/Chase).

NEW/OLD BUSINESS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:46 pm (Fey/Blasdale).

Respectfully submitted,
Erika Fellman