

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
THURSDAY, JUNE 25, 2026**

The Doylestown Borough Historic and Architectural Review Board met at 7:00 PM on Thursday, June 25, 2026, at Borough Hall, 10 Doyle Street. The following members attended: Denise Blasdale, Ralph Fey, Marie Kovach, Andy Happ, Richard Chase, Seth Weiner, Brian Guerriero, and Karyn Hyland, Director of Planning and Zoning. Richard Brown was also in attendance and participated only in the discussion regarding 163 E. Ashland Street.

CALL TO ORDER: Mr. Happ called the meeting to order at 7:06 p.m.

MINUTES APPROVAL: The May 28, 2026, meeting minutes were approved as submitted (Blasdale/Kovach).

SIGN APPLICATIONS:

33-37 E. State Street: Mr. Sriram Nadimpalli, the applicant and property owner, presented the application for a new directory sign to be installed at the property. The Board recommended approval of the application for a Certificate of Appropriateness as presented (Blasdale/Weiner).

25 E. State Street: Mr. Sriram Nadimpalli, the applicant and property owner, presented the application for a new directory sign to be installed at the property. The Board recommended approval of the application for a Certificate of Appropriateness as submitted (Chase/Blasdale).

29 S. Main Street: Ms. Christa Vigilante, the applicant, presented an application to shift the existing Zad-Albasha Mediterranean Grill sign to center it over the existing business door and to add a new sign for a new business on the left side of the building façade. The existing lights will be moved to each end of the building façade. The new sign will be the same dimensions as the existing sign on the building. The applicant agrees to adjust the lighting angle of the existing lights. The Board recommended approval of the application for a Certificate of Appropriateness as presented, with the amendment that the applicant will ask the landlord to adjust the lighting angle (Blasdale/Kovach).

BUILDING APPLICATIONS:

54-56 S. Franklin Street: Mr. Scott Butler, the property owner, presented the application to replace the front porch roof shingles with a matte black metal standing seam roof covering on the front porch of 54 S. Franklin Street and 56 S. Franklin Street. Mr. Fey suggested that the applicant consider a gray or charcoal-gray roof because black roofs do not patina as well. Mr. Butler will discuss the alternative color options with his wife. The Board recommended approval of the application for a Certificate of Appropriateness as submitted, but that gray or charcoal gray would also be acceptable color options (Guerriero/Weiner).

112 Mary Street: Mr. Ben Phillips, the architect, presented the amended application for a previously approved addition. Mr. Fey recused himself from this application. The property owners are proposing a single-window dormer instead of a double-window, which will align with a first-floor window. On the first floor, the applicant would like to replace the windows with millwork. The Board recommended approval of the application for a Certificate of Appropriateness as submitted (Guerriero/Weiner).

109 Cottage Street: Mr. Richard Brown, the project's architect, presented the application for a porch addition, showing two design options. The porch is a defining element of the house. The HARB previously approved an addition to the side and rear of the house. The property owners would like to have a covered porch to supplement the existing vestibule. The Board discussed the options presented and whether to recommend approval or to table the application until after the Zoning Hearing Board hears it. Mr. Brown suggested tabling

his application so he can clean up some elevations to show a clearer image of his proposed designs. The Board voted to table this application for the time being (Fey/Kovach).

56 E. Oakland Avenue: Tom Kesting of Kesting Construction presented the application for new doors to be installed on the façade facing Taylor Avenue. The applicant proposes lower-level doors, hinged fiberglass patio doors with a transom window, to fit the existing openings. The Board recommended approval of the application for a Certificate of Appropriateness as submitted (Blasdale/Guerriero).

163 E. Ashland Street: A representative from Solar Energy World presented the application for a solar array on the property's roof. Mr. Happ had questions for the applicant regarding the schematic presentation. They are proposing to use an electrical conduit and make it as invisible as possible. Mr. Happ expressed concerns about the conduit's location and its visibility from the street. The Board members expressed concerns about the size, location, and reflective nature of the solar panels. In addition to those concerns, Mr. Fey expressed concern about the panels' orientation and uniformity. Mr. Fey, the architect of this home, will forward his elevations and drawings to assist the applicant with his tasks. The Board voted to table the application to allow the applicant time to return with the requested elevations and sample photos of the proposed work (Chase/Weiner).

NEW/OLD BUSINESS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:06 pm (Blasdale/Weiner).

Respectfully submitted,
Erika Fellman