

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
THURSDAY, JULY 23, 2026**

The Doylestown Borough Historic and Architectural Review Board met at 7:00 PM on Thursday, July 23, 2026, at Borough Hall, 10 Doyle Street. The following members attended: Denise Blasdale, Constance Magnuson, Richard Brown, Ralph Fey, Andy Happ, Seth Weiner, Rich Chase, and John Davis, Borough Manager.

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

MINUTES APPROVAL: The June 25, 2026, meeting minutes were approved as corrected (Blasdale/Happ).

SIGN APPLICATIONS:

52 E. State Street: Mr. David Marques presented the application for signage at a new restaurant. There will be two signs applied to the windows and one mounted. The existing lighting will remain. The Board recommended approval of the application for a Certificate of Appropriateness as presented (Blasdale/Chase).

44 E. State Street: No applicant was present. The application was tabled to allow the applicant to attend the next meeting (Blasdale/Happ).

BUILDING APPLICATIONS:

163 E. Ashland Street: A representative from Solar World Energy returned with additional information for the continued application from last month's meeting. The representative provided the Board with packets answering the questions the Board had in June. The contractor moved the previously visible conduit and boxes to the rear elevation of the house. The panels will be approximately 3' x 5' on this project. The Board recommended approval of the application for a Certificate of Appropriateness as presented (Fey/Chase).

109 Cottage Street: Mr. Richard Brown (recused himself from this application), architect, presented the continued application for a porch addition. The issues regarding lot coverage will require the applicant to attend a future Zoning Hearing Board meeting, and they will proceed with that process. Mr. Brown reviewed the two previously submitted schemes. The new proposal will have the gable projected forward from the house on the addition of the porch. Mr. Brown also detailed the proposed building materials. The applicants will maintain the existing color scheme. Mr. Brown will use half-round gutters with returns on the porch roof gables, downspouting to the main house wall. The standing seam roof will be gray. The applicant will consider using the existing gable light fixture. Handrails will also match the existing ones. The Board recommended approval of the application for a Certificate of Appropriateness as presented (Fey/Kovach).

60-62 E. Court Street: Mr. John McShea of Eastburn and Gray presented the application for a new front door and a repaired stoop at 60 E. Court Street and new street-level windows at 62 E. Court Street. Mr. McShea proposes that the new door be an in-kind replacement and that it match the color. The stoop, including the treads and risers, will be replaced entirely with new marble. For the windows, the skirt, hood, and sills will all be repaired and retained. The new windows will be inserted into the existing openings. The applicant asked for permission to replace windows not included in the application with the same or similar replacement windows without the need to return to the meeting. The Board recommended approval of the application for a Certificate of Appropriateness as presented, with the condition that the applicant match or repair the stoop piece as it exists and that the steps match the thickness and nosing detail, with a preference for repair, that the hardware on the door be reused on the proposed front door (Fey/Happ).

121 E. Oakland Avenue: Ms. Maureen Grandzol presented the application for new windows at the property. The applicant proposes to use Simonton 5500-series vinyl windows. There was a discussion between the applicant and the Board about the pros and cons of vinyl replacement windows. The Board recommended approval of the application for a Certificate of Appropriateness, with the condition that the applicant use Andersen 200-Series windows, single-division, 6-over-1, in an appropriate color on all windows visible from the public way (Happ/Magnuson).

27-29 Bridge Street: The owners of the twin house, Mr. James Slizewski and Mr. Kristian Frikke-Schmitt, presented their application to replace the roofs on their homes. The applicants are proposing an architectural shingle rather than a slate line or a synthetic slate-style shingle. Mr. Happ and Mr. Fey expressed their concern for the proposed shingle. Both Mr. Happ and Mr. Fey suggested that the applicants return to a later meeting after doing due diligence with a different shingle based on their budget and need. Mr. Slizewski asked the HARB for its opinion on the dormer siding, which will need to be replaced with the roof. Mr. Fey shared his opinion on which product would best suit their needs. The applicant would prefer the siding remain metal, but is open to a cement board option. The Board voted to table the application so the applicants can return with alternative roofing options.

NEW/OLD BUSINESS: Under new business, Mr. Henry Littlefield and his fiancée, Ms. Catherine Jones, of 211 E. Oakland Avenue, attended the meeting to request information on the process for replacing exterior storm windows. Mr. Fey shared several options, as did Mr. Happ. Mr. Happ provided specific addresses for the resident to review to get an idea of aesthetics.

Mr. Brown shared an email he received from a spoof email account that appears to be a scam regarding the porch application his firm presented this evening. He wanted other Board members to be aware of this email.

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

Respectfully submitted,
Erika Fellman