

**DOYLESTOWN BOROUGH  
HISTORIC & ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
February 24, 2022**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held on Thursday, February 24, 2022, at Doylestown Borough Hall, 10 Doyle Street. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Kim Jacobsen, Denise Blasdale, Walt Keppler, Andy Happ, Heather Walton, Marie Kovach, Ralph Fey, and Karyn Hyland, Director of Building and Zoning.

**CALL TO ORDER:** Ms. Jacobsen called the meeting to order at 7:35 PM.

**MINUTES APPROVAL:** On a motion from Ms. Blasdale, seconded by Mr. Happ, the January 27, 2022, minutes were approved as corrected and amended.

**SIGN APPLICATIONS:** None

**BUILDING APPLICATIONS:**

209 West Court Street, Joseph Piccillo and Julie James

The homeowner presented photographs of the windows he intends to replace on his residence. The windows on the front of the house will mimic the existing windows, but rather than tilting into the home, they will tip out of the home. The windows will match the windows on the third floor of the other half of the home. Joseph advised the windows will be Anderson 400 Series windows with a fibrex exterior wood and polymer mix.

On a motion from Ms. Blasdale and seconded by Mr. Keppler, all members voted in favor to recommend a Certificate of Appropriateness to Borough Council.

41-43 East State Street, Lynn and William Goldman

Lisa Golabro from the architectural firm gave a comprehensive report as to how this plan will utilize inspiration from the area, specifically noting that tile will be a major component of the project, citing the tile façade of the County Theater as a key source of inspiration. She gave detailed drawings and brought samples of the intended tiles to be used on the interior and exterior of the building. Questions were raised about whether the poly ash siding boards will meet fire code. The architect shared this concern and noted they were waiting for additional information from the manufacturer of the product. If it is not possible to meet the fire code, Hardie plank siding will be used. The tile used for the façade of the building will be handmade glazed tiles. These tiles will be applied with a wet set mortar and drainage is not an issue they are concerned with at this time. The windows on the building will remain, however, the doors will be changed to a single door with a side light in order to meet the 36 inch opening required by the code.

Mr. Fey questioned the lighting on the side of the building along Printers Alley. The designer proposed to place lighting for safety purposes as well as appropriateness. The existing streetlight

will be left where it currently is located. Lighting will be upgraded and will be further discussed in the Land Development Waiver portion of the application process. Karyn Hyland noted a parking variance was already granted for this property.

All members of the board applauded the presentation. Ms. Jacobsen noted it is a fresh design while paying homage to the history of the location. Mr. Fey gave many compliments, stating it is very appropriate, and hit all the right marks regarding the set back from the parapet and hiding the mechanicals on the roof. Mr. Hita likes the red wall and how it ties into the neighboring buildings.

On a motion made by Mr. Fey and seconded by Mr. Happ, all members voted in favor to recommend a Certificate of Appropriateness to Borough Council.

**OLD/NEW BUSINESS:**

A date was set for the spring walkabout. The Board agreed to May 1, 2022, from 2:00 to 5:00 PM. Karyn will create a list of applications that have appeared in front of the board and a meeting spot will be decided on once the list is complete. The Borough Council and Planning Commission will be invited to the walkabout.

Kim Jacobsen would like a list of meeting dates for the remainder of the year.

The May meeting of the HARB has been moved to May 25, 2022.

**ADJOURNMENT:** There being no further business before the board, on a motion from Mr. Keppler, seconded by Mr. Fey, the meeting was adjourned at 9:00 PM.

Respectfully Submitted,

Erika Fellman  
Meeting Minutes Secretary