

**DOYLESTOWN BOROUGH  
HISTORIC & ARCHITECTURAL REVIEW BOARD  
MEETING MINUTES  
THURSDAY, MAY 25, 2023**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, May 25, 2023 at Borough Hall, 10 Doyle Street. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Denise Blasdale, Constance Magnuson, Marie Kovach, Andy Happ, Ralph Fey, Heather Walton, student member Hayden Morocco, and Karyn Hyland, Director of Building and Zoning.

**CALL TO ORDER:** Ms. Blasdale called the meeting to order at 7:30 PM.

**MINUTES APPROVAL:** The April meeting minutes were approved as submitted. (Happ/Walton)

**SIGN APPLICATIONS:**

156 Green Street, Jami Appenzeller – The applicant shared information on her new business sign, which is designed based on the former business sign in its place.

On a motion from Mr. Happ, seconded by Mr. Fey, the Board voted unanimously to forward the application to Borough Council for a Certificate of Appropriateness.

33 South Main Street, Ryan Miller – The applicant shared plans for an upgraded sign on the Main Street side as well as a second sign on the side on Oakland Avenue, and an A-frame sign. Additionally, the awnings are planned to be replaced with a different color fabric. Ms. Hyland explained the standard chalkboard-style A-frame is not required to be discussed at HARB, and will discuss that sign with Mr. Miller directly. Mr. Fey and Ms. Blasdale asked if other awning colors were discussed, as slightly muted colors would be preferred. The group discussed various shades of blue and agreed a slate blue would be ideal. Mr. Miller will return with other awning options.

On a motion from Mr. Fey, seconded by Ms. Kovach, the Board voted to approve the signage and the applicant will return at a future meeting with fabric samples.

**BUILDING APPLICATIONS:**

107 East Court Street, Vincent Mortensen – The owners shared an application to revert the office back to a residential unit, including replacing some windows, add a two-car garage, and other general restoration of the rear roof, chimney reconstruction and exterior repairs. Some of the windows, where they can be restored, will be. Pella windows are planned for the rear, with vinyl to match the existing windows. Ms. Blasdale would prefer to see vinyl-covered, wood windows, as that would be more appropriate for the home. The planned garage is 20 x 22 on a concrete slab, with two panel doors and lights above, with a vinyl siding. Mr. Fey explained reasons why vinyl siding is not appropriate for the Historic District, and all Board members agreed that while this application is very thorough and quality, vinyl products would not be acceptable. The windows being replaced where they are vinyl can be replaced with vinyl, but the Board will not approve vinyl siding. Mortensen agreed to evaluate costs for Hardie or equivalent siding.

A motion by Ms. Magnuson, seconded by Ms. Walton, to approve the application with specifications on the garage that include half-round gutters (if used), and no vinyl or metal siding or trim work. Instead, a Hardie plank or similar material is to be used on the garage. All members voted in favor.

105 North Broad Street, DKKCC Properties, LLC – Dave Wurz, owner, presented the application to demolish a garage, which does not seem to hold any historic value, is in disrepair, and is not adequately sized to house vehicles. That area would provide two parking spaces for the tenants.

Mr. Happ made a motion to accept the application as submitted, seconded by Ms. Magnuson, and was approved unanimously. The application will be forwarded to Borough Council for a Certificate of Appropriateness.

110 South West Street, Gary Lorio – Mr. Fey recused himself from this discussion. Mr. Lorio and architect Kyle Wood attended with modifications to the original application. The elevation of the home has been decreased, and the arch window over the entry has been changed to a flat window. Additionally, stone samples were provided, as well as trim and siding colors. Ms. Magnuson feels the stone color leans more gray, rather than a brown, which is more prevalent for that part of town, and she would prefer to see more brown. Ms. Blasdale agreed. Mr. Wood shared there will be a good variation of the stone colors and it will blend and match well. Ms. Walton also suggested the grout color would alter the color view as well.

After discussion and review, Mr. Happ made a motion, seconded by Ms. Walton, to accept the new application as presented, including the elevation changes, with the request that the applicant consider a different stone color ratio, and the mortar to be a sandy hue. All members approved with the exception of Ms. Magnuson, who is opposed.

171 West Oakland Avenue, Maggie McDevitt – This applicant did not attend the meeting. The Board discussed the proposed window replacement. Mr. Happ made a motion to continue the application until the applicant attend the meeting with a presentation with sample windows and further details. Seconded by Mr. Fey and all members voted to agree.

#### **NEW/OLD BUSINESS:**

Ms. Blasdale and the Board welcomed the new student member, Hayden Morocco.

Comprehensive Plan Update – Ms. Hyland reviewed the last meeting, which included a walking tour. The next meeting is not yet scheduled.

**ADJOURNMENT:** There being no further business before the Board, the meeting was adjourned at 9:45PM.

Respectfully Submitted,

Amy Kramer  
Meeting Minutes Secretary