

Historical Architectural Review Board

Minutes

Monday – November 6, 2023 – 5:00PM

- I. Call to Order
 - a. 5:04 PM
- II. Pledge of Allegiance
 - a. Complete
- III. Roll Call
 - a. Voting Members
 - i. Present:
 - 1. Brian Slater
 - 2. Dana Dugan
 - 3. Joel Bartlett
 - 4. Dave Boelker
 - 5. William Felton – Arrived during 35 Bridge Street discussion.
 - ii. Absent
 - 1. Joe Sikora
 - b. Historical Consultant Matt McCloskey (BIA)
 - i. Present
- IV. Approval of Minutes
 - a. October 2, 2023

Dana Dugan made a motion to approve as submitted.
Joel Bartlett seconded.

Motion carried 4-0.
- V. Public Participation
 - a. Mike Kajak
 - i. Property next to 119 Main St a requirement for ADA curbing. Requesting any compliance for ADA be applied for 119 Main Street.
- VI. New Business
 - a. **23-01237 – 130-138 Bridge Street – 15-9-242:** The existing failing stucco and brick cladding will be removed from the front elevation and will be replaced with Wolf PVC plank and board and batten siding. All fenestration and architectural accents will be retained.

Presenting: Ed Hoffman & Robin Kohn

Discussion: Comments that the entire front fascia is failing. Identification of what caused aging. Stucco system was done improperly. No issues with the side walls (stucco on the west, brick on the east). Considering other 3 walls having no issue, safe to assume it's not happening from the interior. Product is 12-15 years old. The product is purported to be superior to traditional hardy board, not relying on caulk, pure plastic. Building was designed to be a part of Bridge Street, all those design prints were fully approved by HARB. Now completely changing the scape of Bridge Street. Guidelines specify to not have plastic products. Glass aluminum and wood cladding is on the below storefronts with some Azek. What is currently there is a better product aesthetically then what is being presented. Design to look like different building rather than connected. Work session to include the Historical Consultant and Director.

Ed Hoffman and contractor agreed to a work session to work up a revision, and no action was taken on the application.

- b. **23-01339 – 106 Bridge Street – 15-10-14:** Fascia overhead 300" W x 17" H aluminum max metal 'Phoenixville Cafe' signage with vinyl overlay and UV glass laminate and replacement of hanging shingle sign. 35" x 24".

Presenting: N/A

Discussion: N/A

Dana Dugan made a motion to approve as submitted.

Joel Bartlett seconded.

Recommendation: Motion carried 4-0

- c. **23-01401 – 35 Bridge Street – 15-10-5:** Install new signs on front and side of building to direct people to entrance at rear of building. Install new sign over entrance and vinyl logo on the garage door at business entrance at rear of building to bring customers to the entrance.

Presenting: Steve Rogacki

Discussion: Decal/ vinyl graphic on garage door. Signage per sf is part of what the Zoning Officer looks for, signage can be seen from Ashland Street & not Bridge. HARB guidelines cover "over stylized" over fonts but not custom logos.

Dave Boelker made a motion to approve as submitted

Joel Bartlett seconded

Recommendation: Motion carried 3-1-1.

- d. **23-01403 – 115 Main Street – 15-9-434:** 30" W x 28" H double sided metal sign with printed vinyl overlay and glass laminate with business logo and phone number. Black metal scroll bracketed 41" wide.

Presenting: Rachel Buchler

Discussion: N/A

David Boelker made a motion to approve as submitted

Dana Dugan seconded

Recommendation: Motion carried 4-0.

- e. **23-01416 – 119 Main Street – 15-9-433:** This proposes a 3rd story addition to the current building while maintaining the current structure. The current facade will be maintained and repaired as needed along with the addition of a new front entrance to the building giving it more of a commercial feel. Windows will be added where they once existed. Architectural detail around the roof line will be repaired.

Presenting:

Discussion: Similar to the application at 31 Main Street (matching character). Mansard roof is asphalt shingles. Contractor in use in good standing and retaining Historic character. Discussion on number of lites in the windows. The architectural specifications call for 6 over 1, and the manufacturer image is not the same. It was confirmed that 6 over 1 is proposed throughout. Rendering brought has different features. Building is being preserved. Bringing windows back to the location. Short discussion on if white windows or black windows can be interchanged. Boelker relayed that he'd discuss the plan of action with the solicitor, as the applicant's actually do prefer all black, and that the rendering only shows black only being used in the commercial-style storefront areas.

Joel Bartlett made a motion to approve as submitted

William Felton seconded

Recommendation: Motion carried 4-1

- f. **23-01419 – 21 Gay Street – 15-9-301:** Install business name 'Work2gether' in vinyl lettering in the window above our entrance's double doors. The vinyl is all white and measures approx. 48" x 12" and will be installed from the inside.

Presenting: N/A

Discussion: N/A

Dana Dugan made a motion to approve as submitted

Joel Bartlett seconded

Recommendation: Motion carried 4-0

VII. Adjournment

a. 6:00 PM