

Historical Architectural Review Board

Minutes

Monday – January 8, 2024 – 5:00PM

- I. Call to Order
 - a. 5:00PM
- II. Pledge of Allegiance
 - a. Complete
- III. Roll Call
 - a. Voting Members
 - i. Present:
 - 1. Brian Slater
 - 2. Dana Dugan
 - 3. William Felton
 - 4. Jonathan Ichter
 - 5. Matthew McCloskey
 - ii. Excused
 - 1. Joel Bartlett
 - iii. Absent
 - 1. Joe Sikora
 - b. Staff
 - i. Present
 - 1. Dave Boelker – Zoning Officer
 - 2. Tom Madden – Permits Coordinator
- IV. Reorganization
 - a. Chairperson
 - i. Brian Slater was nominated and accepted
 - ii. Voted into position 4-0
 - b. Vice Chairperson
 - i. Matt McCloskey was nominated and accepted
 - ii. Voted into position 4-0
 - c. Secretary
 - i. William Felton was nominated and accepted
 - ii. Voted into position 4-0
- V. Approval of Minutes
 - a. November 6, 2023

Dugan made a motion to approve as submitted.

McCloskey seconded.
Motion carried 4-0-1.

- VI. Public Participation
a. None

- VII. Old Business
a. None

- VIII. New Business

- a. **23-01557 – 123 Main Street – 15-9-527:** The adaptive reuse of the former Borough of Phoenixville Civic Center building, to provide 18 apartments with common facilities and on-site parking and landscaping. The existing replacement windows and doors will be removed and new units will be installed in the existing masonry openings. New window and door openings with soldier brick headers and pent roof will be installed in the Hall Street elevation to create new apartments. A new stair tower will be built on the Jackson Street (rear) elevation.

Presenting: Tom Carnevale.

Discussion: Carnevale provided a summary of the improvements to the building as well as site including, replaced windows, pointed bricks, stucco stair tower addition, a reduced mechanical platform eliminating public visibility, an existing glass block window to remain in a fire-rated wall. Ichter, Felton and Carnevale discussed a number of details including a new stair tower number allowing removal of the fire escape.

Dugan commended the owner for preservation.

McCloskey detailed that the stucco finish and HVAC screening.

Recommendation:

Dugan made a motion to recommend as submitted.

Ichter seconded.

Motion carried 5-0.

- b. **23-01551 - 99 Bridge Street - 15-9-157.1:** Primarily utilized as a bank office, the building will be converted into mixed use with residential apartments on the 2nd, 3rd and 4th floors, and a commercial space on the street level. Anticipated exterior modifications will include modifying select to have operable awnings on the lower half, painting the exterior, replacing lower level light fixtures, installing awnings at the residential entryway lobbies and signage identifying the address/location.

Presenting:

Andrew Kubovsak summarized the changes to the building use as well as the exterior to accommodate the change of use to residential. Roughly 70 of the existing non-operable windows will be converted to awning windows. Awnings will be added to the entrances. The exterior will be painted and lighting updated.

Discussion:

McCloskey/Boelker/Kubovsak commented on signage.

Ichter/Boelker/McCloskey provided discussion points on tying in the 20-year old building with the District.

Recommendation:

Ichter made a motion to recommend as submitted.

McCloskey seconded.

Motion carried 4-1.

- IX. Adjournment
 - a. 5:38 PM