

Historical Architectural Review Board

Agenda

Monday, February 5, 2024

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Minutes
 - A. January 8, 2024
- V. Public Comment
- VI. Old Business
- VII. New Business
 - A. 23-01623 - 37 Bridge Street - 15-10-3: Installation of non-illuminated business signage on the east and west facades.
 - B. 24-00059 - 260 Bridge Street - 15-9-191: Hanging shingle sign with logo.
 - C. 24-00065 - 100 Bridge Street REVISED - 15-10-18: This revision includes a primarily one-story addition to the existing distillery and bar as well as an angled element that protrudes above the first floor.
- VIII. Adjournment

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

Customer Name: PEDRO VILLEGAS
Company: THE BRIDGE BAR & GRILL
Street: BRIDGE ST
City: PHOENIXVILLE
State: PA Zip: 19460
Country:
Phone:484-687-8167

PRICE:
Order Taken By:
E-MAIL:
Order Date:
Delivery Date:
Terms:

Fax:

Description: 36" PVC LOGO MOUNTED ON WALL NEXT TO SECOND FLOOR WINDOW

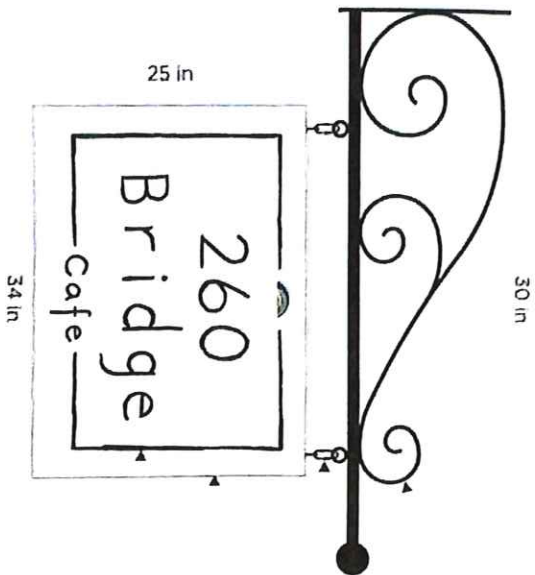
Comments:



S.1

Hanging Sign

One 25" high x 34" wide x 1/2" thick MDO hanging sign with edges painted white. Printed and laminated vinyl graphics applied to faces. Installed on existing bracket with new stainless steel eyehooks and locking carabiners.



Existing illuminated bracket to be reused

New stainless steel eyehooks and locking carabiners

1/2" thick double-sided MDO sign panel, edges painted white
Printed and laminated vinyl graphics



Install as shown on existing sign bracket with new stainless eyehooks and locking carabiners

Project: 260 Bridge St Cafe - Hanging Sign
Address: 260 Bridge St, Phoenixville, PA 19460

Revisions

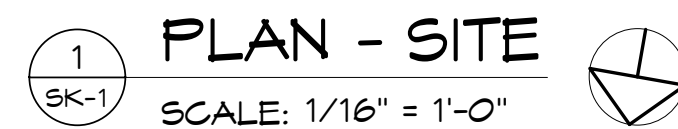
No.	Description
1	
2	

Designer: LK

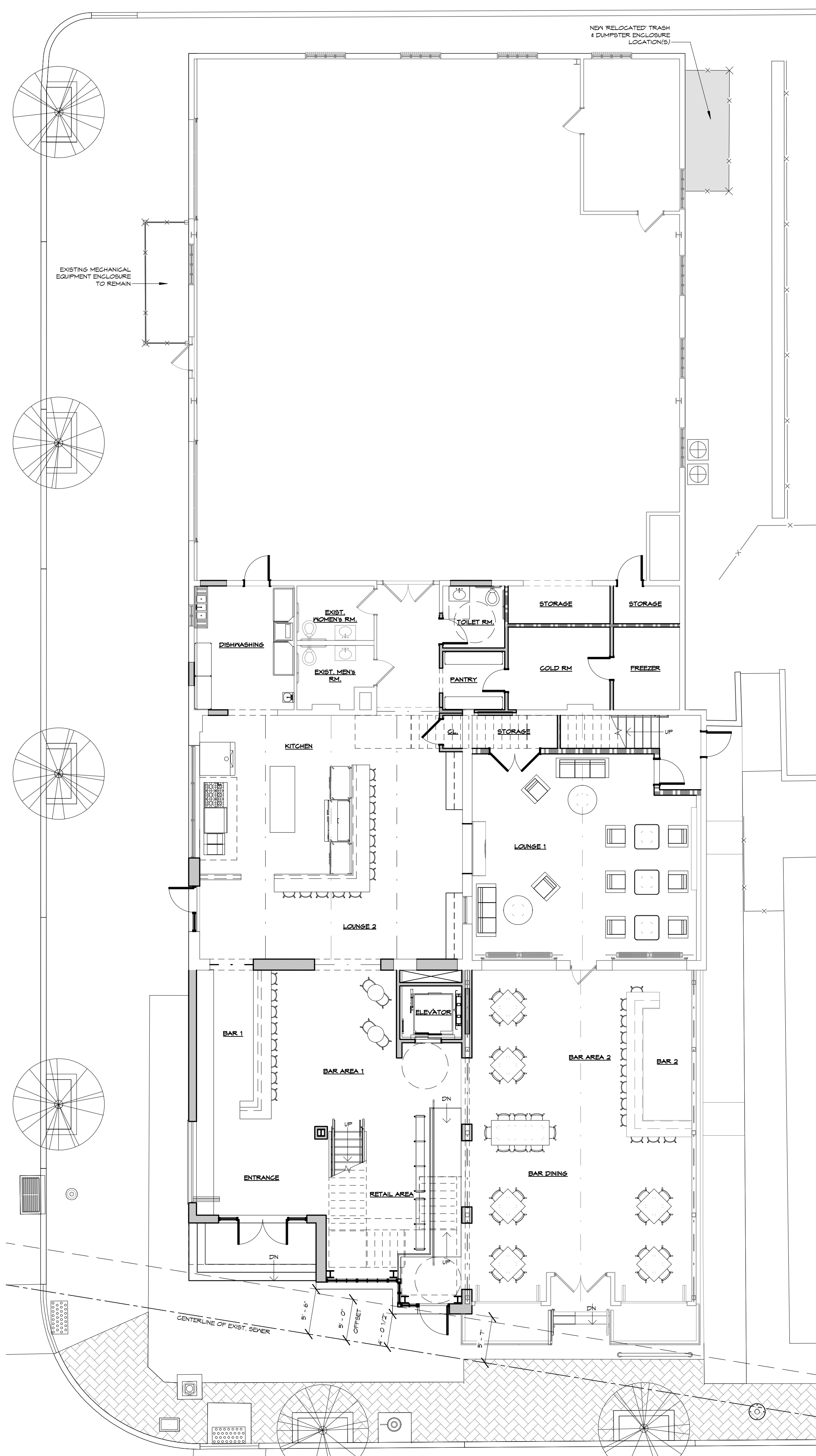
Date: 12-22-23

We hold the copyright on all of our designs, artwork, and layouts. They may not be copied, reproduced or forwarded to others without our express permission. We reserve the right to be the sole fabricator of any sign or graphic element we have designed.

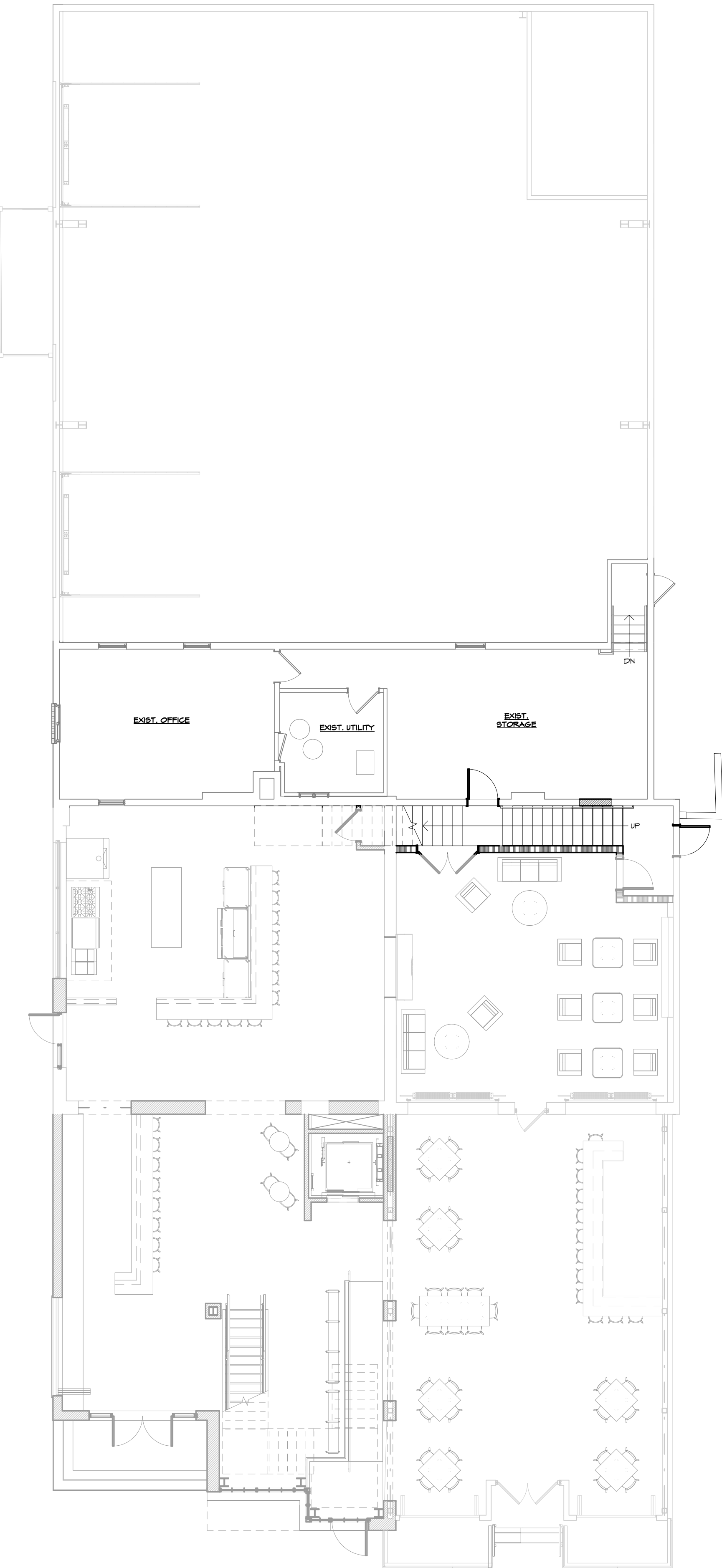
ELMARK



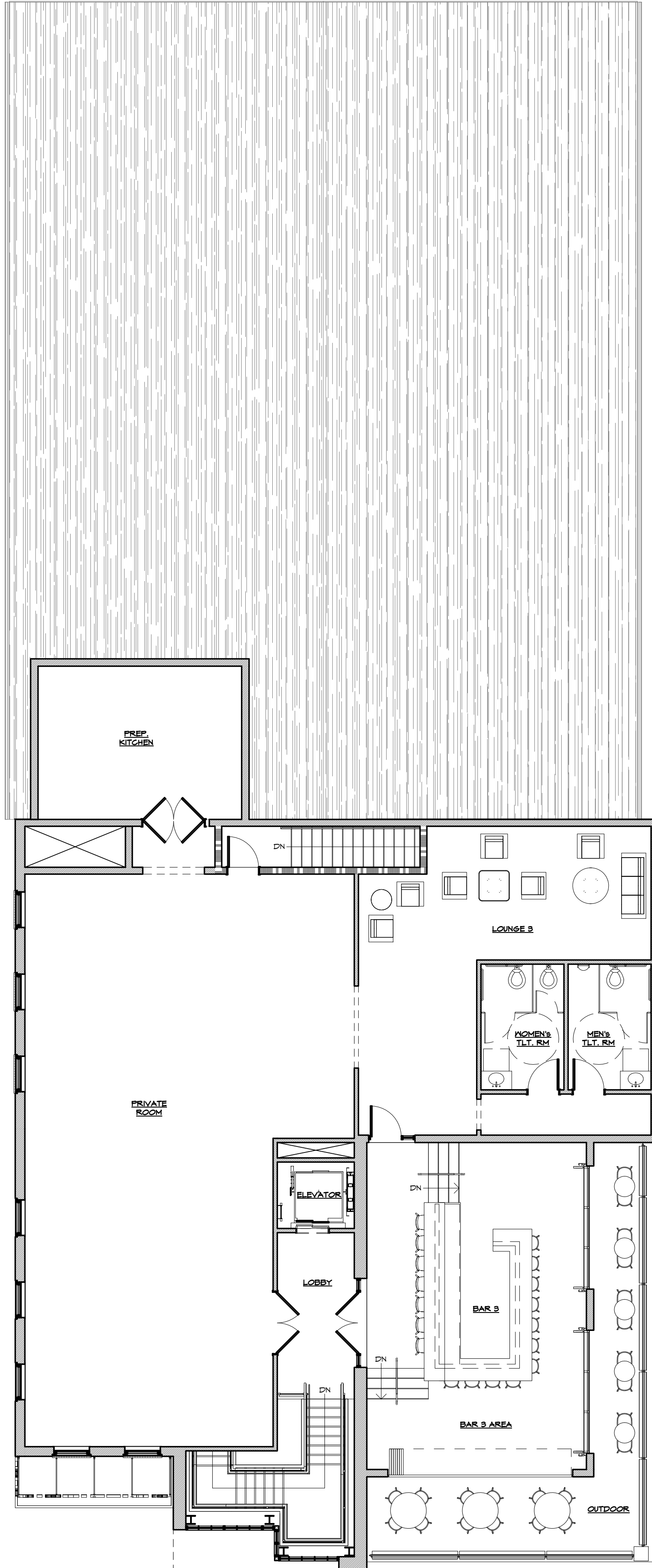
5/1/2023 3:18:11 PM
C:\blue 2019\2017 - Bluebird Distilling (R) - proposed\Sheet 01



1 PLAN - PROPOSED - FIRST FLOOR
SCALE: 1/8" = 1'-0"



2 PLAN - PROPOSED - MEZZANINE
SCALE: 1/8" = 1'-0"



3 PLAN - PROPOSED - SECOND FLOOR
SCALE: 1/8" = 1'-0"

ARCUS
DESIGN GROUP
ARCHITECTS, INC.
101 Church Street, Suite 10
Phoenixville, PA 19383
610-447-9900
www.arcusdg.com

ADDITION & RENOVATION FOR:
BLUEBIRD DISTILLING
100 Bridge Street, Phoenixville, PA 19460
The Borough of Phoenixville

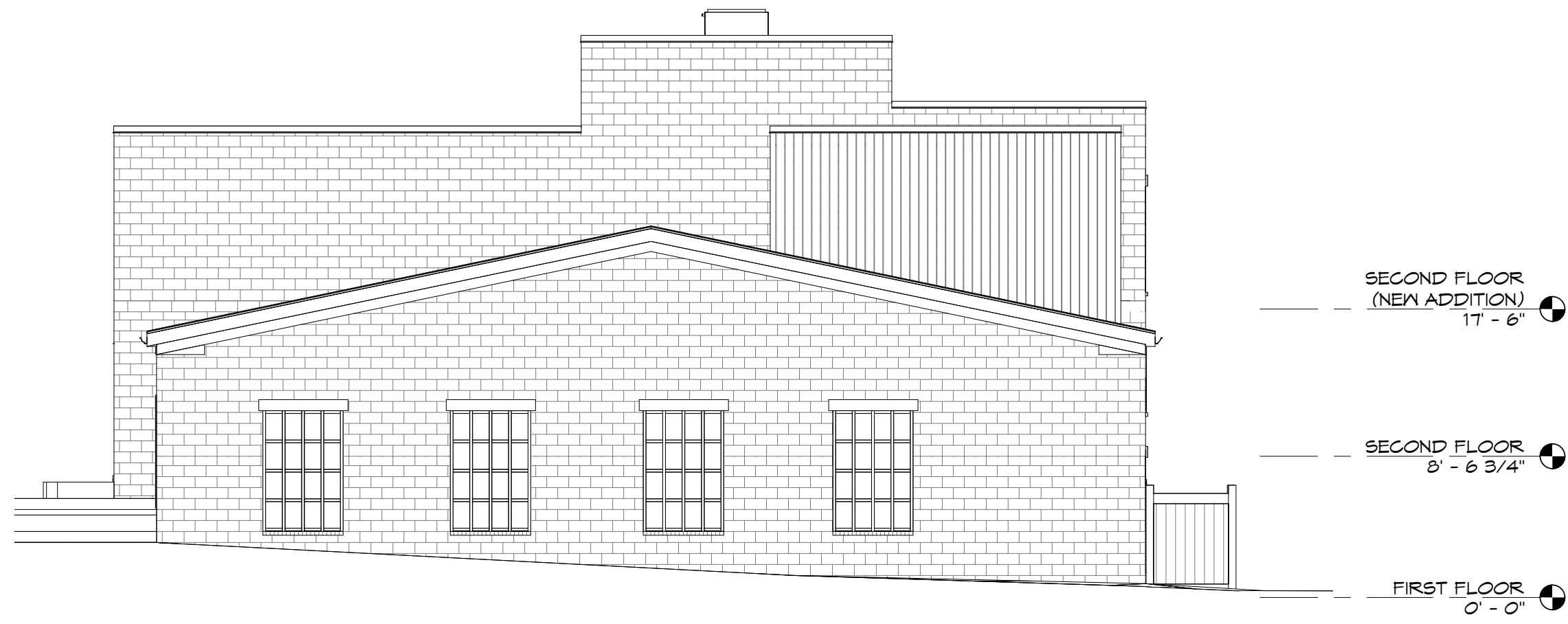
PROJECT NO:
220117
SCALE: 1/8" = 1'-0"
PROJECT MGR: PJS
DRAWN BY: MRK
CHECKED BY: PJS

ARCHITECTURAL
FIRST MEZZANINE &
SECOND PROPOSED
FLOOR PLANS
DRAWING NO:
SK-2

PROGRESS PRINT
NOT FOR CONSTRUCTION
05-11-2023



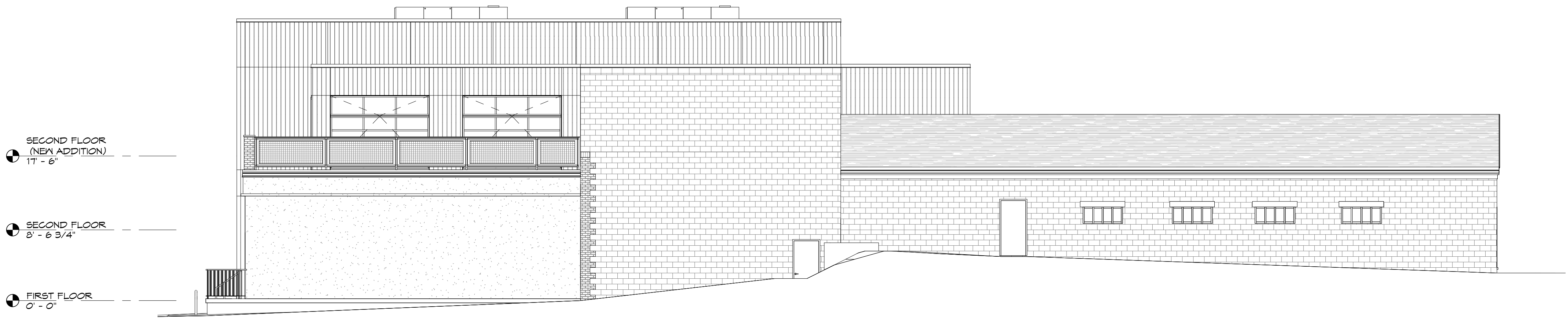
1 ELEVATION - PROPOSED - NORTH
SCALE: 1/8" = 1'-0"



2 ELEVATION - PROPOSED - SOUTH
SCALE: 1/8" = 1'-0"



3 ELEVATION - PROPOSED - EAST
SCALE: 1/8" = 1'-0"



4 ELEVATION - PROPOSED - WEST
SCALE: 1/8" = 1'-0"

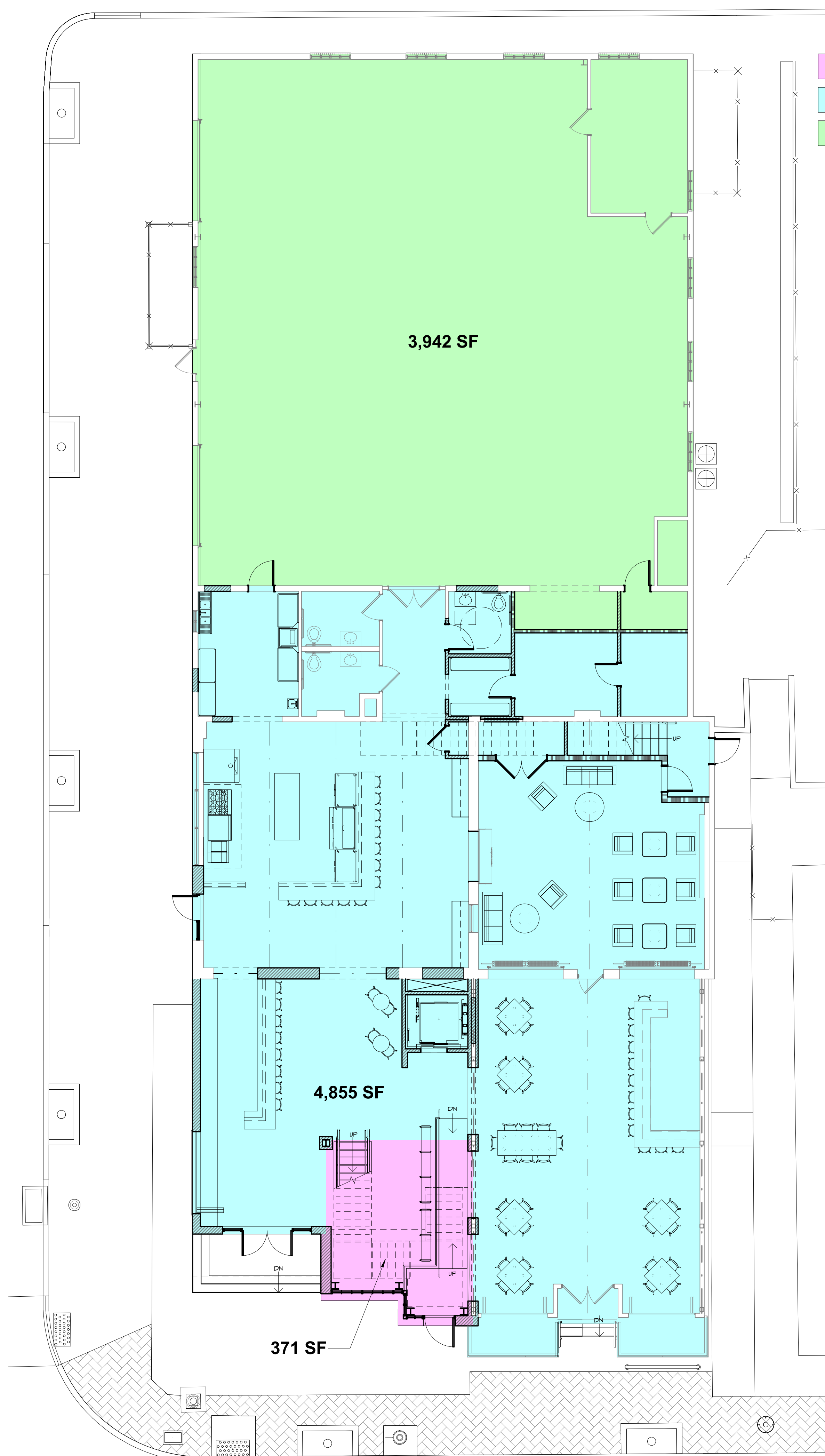


1
SK-4
PERSPECTIVE - EXTERIOR
SCALE: N.T.S.

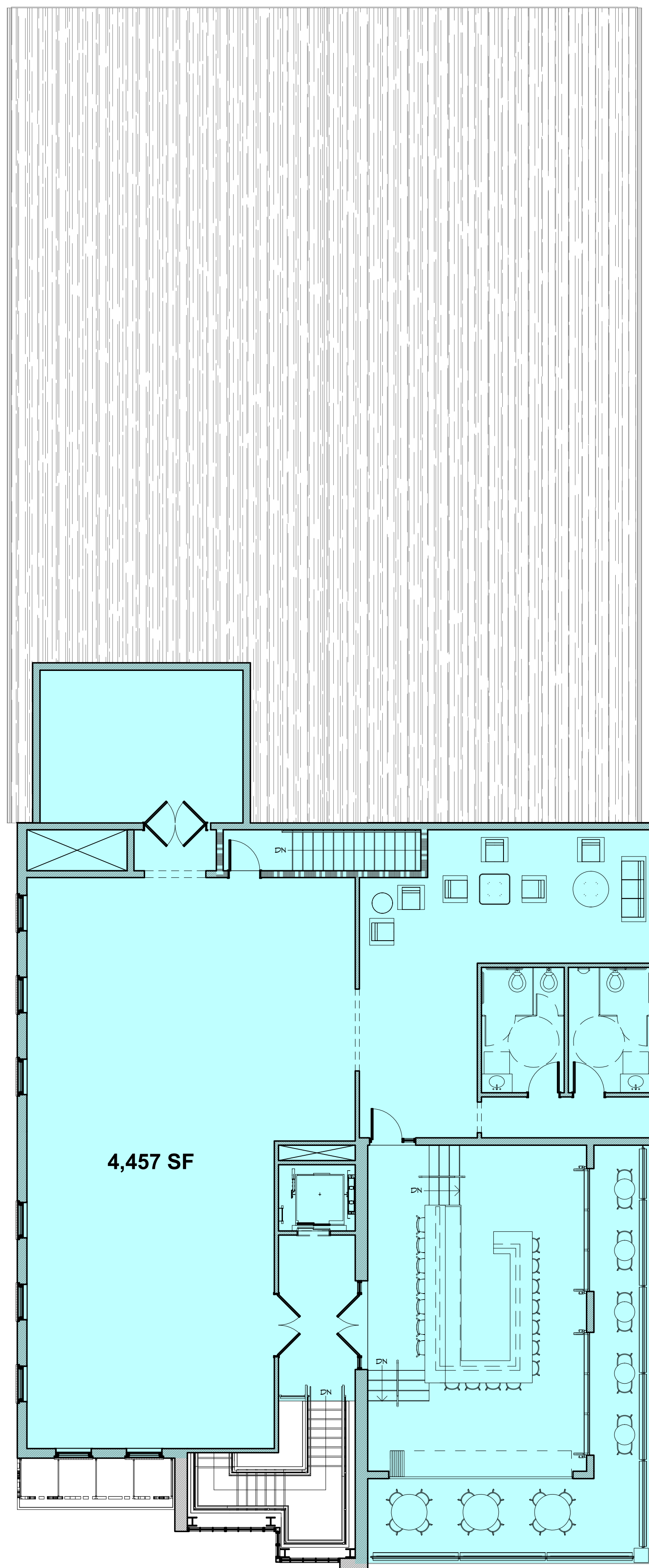


2
SK-4
PERSPECTIVE - EXTERIOR
SCALE: N.T.S.

5/1/2023 3:19:58 PM
C:\Users\2191020171 - Bluebird Distilling (R) - shared\SSA.dwg



- B: BUSINESS
- A-2: ASSEMBLY
- F-1: FACTORY



- A-2: ASSEMBLY

1
SK-5

PLAN - USE & OCCUPANCY LOAD - FIRST FLOOR
SCALE: 1/8" = 1'-0"

2
SK-5

PLAN - USE & OCCUPANCY LOAD - SECOND FLOOR
SCALE: 1/8" = 1'-0"

ARCHITECTURAL FIRST & SECOND FLOOR USE & OCCUPANCY PLANS DRAWING NO:	PROJECT NO: 220117	PROJECT MGR: PJS	DRAWN BY: MRK	CHECKED BY: PJS
	DATE: 05-11-2023	SCALE: 1/8" = 1'-0"	PROJECT MGR: PJS	DRAWN BY: MRK
PROGRESS PRINT NOT FOR CONSTRUCTION				

ADDITION & RENOVATION FOR:
BLUEBIRD DISTILLING
100 Bridge Street, Phoenixville, PA 19460
The Borough of Phoenixville

ARCUS
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101 Church Street, Suite 10
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EXISTING BUILDING		
SPACE	AREA	OCCUPANCY
<u>EXISTING FIRST FLOOR</u>		
EXISTING AREAS	2,756 SF	229 PERSONS
<u>EXISTING MEZZANINE FLOOR</u>		
EXISTING OFFICE	312 SF	3 PERSONS
TOTAL	3,068 SF	232 PERSONS
PROPOSED BUILDING		
SPACE	AREA	OCCUPANCY
<u>FIRST FLOOR</u>		
ENTRANCE	113 SF	1 PERSONS
BAR 1 AREA	182 SF	3 PERSONS
RETAIL AREA	363 SF	51 PERSONS
BAR 2	231 SF	3 PERSONS
BAR 2	89 SF	2 PERSONS
BAR 2 AREA	114 SF	16 PERSONS
BAR DINING	784 SF	52 PERSONS
LOUNGE 1	677 SF	45 PERSONS
LOUNGE 2	375 SF	53 PERSONS
KITCHEN	352 SF	2 PERSONS
DISHWASHING	181 SF	1 PERSONS
<u>MEZZANINE FLOOR</u>		
OFFICE	312 SF	3 PERSONS
<u>SECOND FLOOR</u>		
PRIVATE ROOM	1,552 SF	103 PERSONS
PREP. KITCHEN	296 SF	2 PERSONS
LOUNGE 3	537 SF	35 PERSONS
BAR 3	57 SF	2 PERSONS
BAR 3 AREA	366 SF	50 PERSONS
OUTDOOR	333 SF	22 PERSONS
SUB-TOTAL (FIRST FLOOR)	3,461 SF	229 PERSONS
SUB-TOTAL (MEZZANINE FLOOR)	312 SF	3 PERSONS
SUB-TOTAL (SECOND FLOOR)	3,131 SF	214 PERSONS
TOTAL	6,904 SF	446 PERSONS

ADDITION & RENOVATION FOR:

BLUEBIRD DISTILLING

100 Bridge Street, Phoenixville, PA 19460
The Borough of Phoenixville

ARCHITECTURAL FLOOR SECOND FLOOR AREA & OCCUPANCY LOAD PLANS	DATE:	PROJECT NO:
		250111
		SCALE: As Indicated
		PROJECT MGR: PJS
		DRAWN BY: MRK
SK-6	05-11-2023	CHECKED BY: PJS
	PROGRESS PRINT	
	NOT FOR CONSTRUCTION	

