

Historical Architectural Review Board

Minutes

Monday – July 1, 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. Dana Dugan
 - 2. Brian Slater
 - 3. Matthew McCloskey
 - 4. Jonathan Ichter
 - 5. William Felton
 - 6. Kevin Dwyer
 - 7. Joel Bartlett
 - ii. Excused
 - iii. Absent
 - b. Borough Staff
 - i. Present
 - 1. Tom Madden – Permits Coordinator
- IV. Approval of Minutes
 - a. June 3, 2024

Jon Ichter made a motion to approve as submitted.
Dana Dugan seconded.
Motion carried 6-0. (1 Abstain)
- V. Public Participation
 - a. None
- VI. Old Business
 - a. None
- VII. New Business
 - a. **24-00769 – 375 Morgan Street - 15-9-752:** Project is the adaptive reuse of a brick industrial building into 29 one and two bedroom apartments. The Morgan Street section

of the building was built in 1895. It is an Italianate, 2 ½ story building. The roof and floor structure are heavy timber lumber.

Presenting: Tom Carnevale

Discussion: Project is the process of going through the Planning Commission.

Matt McCloskey: Proposed windows and style are recommended either or both style windows. HVAC screening either natural or man made are required, in both renderings they can be seen. Placed in the picture purposefully because they will be seen, Fire escapes and exterior building lights are recommended. Two things not recommended are the entry way awnings and do not recommend the parking lot lights (not recommended because the first time Matt has seen). No details on entry ways as not enough specs are given. The lights on the primary entrance (Morgan Street) will have side lights in entrance. Full blast lighting on Walnut Street as per Carnevale and the entryway from the parking lot entrance. No recommendation or comments for parking lot lights just a discussion point. Joel Bartlett: states that esthetically they are effective and unobtrusive, windows are within the historic factors. Jon Ichter: consistent with the replacement of the cover lights. There are variations regarding the style of windows. Two different kinds of windows encasement windows for egress purpose and up top mutton style double hung windows. Side of building will be stucco and painted. No window openings and the elevation that faces Nudy's Café due to it being on the lot line.

Recommendation:

Dana Dugan made a motion to recommend as submitted.

Jon Ichter seconded.

Motion carried 7-0.

- b. **24-00806 – 313 Bridge Street – 15-9-105:** Madi's on a roll circle logo which consist of the colors: white, dark blue, Olympic blue. Words "Madi's on a Roll" next to the logo in dark blue. Smooth texture - sign will be made of acrylic or aluminum.

Presenting: Madi McShane

Discussion: N/A

Recommendation:

Dana Dugan made a motion to recommend as submitted

Joel Bartlett seconded.

Motion carried 7-0.

VIII. Adjournment

a. 5:30PM