

AGENDA

Smart Growth

Date: Wednesday, August 9, 2023 @ 6:00 PM

Committee Members: Brian McGinnis (Chair)-3rd Ward
Lisa Dorsey-7th Ward
Patrick McCoy-1st Ward

Department Head: Kevin Gore, Director of Building and Housing

Borough Manager: Sean Metrick

Attachment Information:

Visit www.west-chester.com for easy access to all attachments. Please see the table on the front page to view all Committee agendas and attachments.

1. Call to order
2. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda.
3. Discussion items
4. Action items
 - a. Approve Subdivision Plan for Lot Line Change at 101 E. Ashbridge.
 - b. Approve July 2023 HARB submissions recommendations (*attachment*)
 - 1. 2023-23: 220 W. Gay St/Hazley Builders**

Proposed work: Addition
Recommendation: *Approved the conceptual design as submitted for Application 2023-14 with the following comments;*

 - 1. The addition will be located at the front of the site as proposed.*
 - 2. The addition will be offset a minimum of 1-foot behind the face of the existing brick townhouse.*
 - 3. Lower the front top-of-wall eave line so the corbelled cornice occurs just above the third floor window head.*
 - 4. The applicant will return with revised documents for final HARB review and recommendation.*
 - 2. 2023-24: 9 N. High St/Charlie Walsh**

Proposed work: Restaurant façade
Recommendation: *Approved with the following changes: The Board recommends a Certificate of Appropriateness for Application 2023-24 as submitted with the following alterations;*

 - 1. The front entrance door shall be revised to a ¾ glass lite door, in lieu of the ½ glass lite door submitted. The sidelites shall also be revised to match the ¾ lite proportions of the front door.*
 - 2. The new windows at the rear restaurant addition shall be 8-over-8 lite double-hung design to match the existing building windows.*
 - 3. The new south facing roof gable at the rear addition shall be glass, per the proposed design*

3. 2023-26 142 E. Market St/Scott Zukin

Proposed work: Modifications to roof deck and building elevations

Recommendation: Approved with the following changes: The Board recommends a Certificate of Appropriateness for Application 2023-26 as submitted with the following alterations;

1. The roof deck configuration and structural concept shall be as submitted.
2. In lieu of the proposed flat stucco wall finish, the upper wall band finish material shall be revised to painted Azek-type composite flat panels with matching raised perimeter frames.
3. The proposed medallions at the upper wall band will be deleted.
4. The three projecting pilasters at the east wall along Matlack Street will be full height brick, with a projecting cornice molding mitered to correspond to the plan configuration of the wall and pilasters.

4. 2023-22 148 E. Gay St/Lee Smith

Proposed work: Continued review of door and transom restoration

Recommendation: Approved with the following changes: The Board recommends a Certificate of Appropriateness for Application 2023-26 as submitted with the following alterations; 1. Clarification that the new windows shall be simulated-divided-lite (SDL) wood windows.

c. Approve July 2023 Smart Growth minutes (*attachment*)

5. Other business

6. Adjourn