

AGENDA

Smart Growth Committee

July 13th, 2016 – 7:30 pm

Committee Members: Diane LeBold (Chair)
Bill Scott
Brian Abbott

Department Head: Mike Perrone

1. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda.
2. Discuss role of proposed Historical Commission.
3. Discuss Certificates of Appropriateness:
 - a. 29 S. High Street – Phineas Gage
Replace existing awning on front façade. Awning will be 48” high and same width as existing awning. Mounted 8’ off the ground and dark navy in color.
Approve as presented.
 - b. 122 E. Gay Street – Opa Opa Restaurant
Replace existing door
Approve as presented
 - c. 131 W. Gay Street – The Brow Bar
Replace building mounted sign
Approve with following conditions: Entire frieze be sheathed with horizontal boards and letters be applied and new perimeter be changed to be thicker than the backdrop.
 - d. 200 N. High Street – Uninvest Bank
Replace a total of “7” signs
Approve with conditions: Wall mounted sign on North and South facades, Chestnut Street and Patton Alley facing respectively, would not be illuminated; sign facing High Street will remain illuminated as presented; ATM sign approved as submitted with the exception that it not be backlit and illumination come from existing canopy light above; ground signs will not have the Uninvest sign and logo; sign C1 is approved as submitted; signs B1 and B2 are approved without the sign logo but Uninvest name can be worked into the text to distinguish the Uninvest drive up and ATM location.
 - e. 145 E. Gay Street – Country Bagel
Replace existing fence on East façade; create a walk-up window in place of existing window and replace all first floor siding on East façade
Approve with conditions; Applicant come back to the Board with final design of the pass through window, rear fence facing the alley and the final cut sheet for the

three permanent benches that are replacing existing landscaping; exiting handrail be modified to accommodate new handicap ramp.

4. Discuss Education Overlay District Proposal
5. Discuss June minutes
6. Zoning Appeals: none

To: SMART Growth Committee

From: Thomas M. Walsh

Topic: Borough of West Chester Historical Commission

Date: July 8, 2016

The following websites were studied for this report: East Bradford, East Goshen, Thornbury (Ches. Co.), Thornbury (Del. Co.), Westtown, West Goshen, West Whiteland, Pocopson, and West Bradford Townships.

The townships selected included all those surrounding the Borough of West Chester as well as those that make up the West Chester Area School District. In addition, Pocopson and West Bradford Townships were added because they primarily have West Chester Zip Codes. All of these townships have historical commissions with the exception of West Goshen Twp, West Goshen has an independent Historical Committee that has its own Facebook page and has been working with the township to create a commission. The least formalized group is the Pocopson Historical Committee, a volunteer group within the township. I believe the only municipalities from this group with a HARB would be East Bradford and West Whiteland Townships, plus the Borough of West Chester.

These various groups generally meet once per month with 4 to 10 members with terms of up to five years. Groups generally include a chairperson, a vice-chairperson, a secretary or recording secretary. East Goshen has a treasurer that suggests quasi-independent funds. Many of the commissions also have a board of supervisors liaison and/or a staff liaison. A small start-up budget should be determined.

I suggest a Borough of West Chester Historical Commission of seven members appointed by Council for 3-year terms (that are initially staggered). The commission should elect a chair and be allowed to appoint a Recording Secretary and alternate. There should also be Council and Staff Liaisons.

Within the context of an ordinance, a mission statement and overall purpose statement will be needed. Major points can include sections on a historic resources map, and demolition of historic resources. Such an ordinance should also cover relationships with HARB, the Planning Commission, and the Parks and Recreation Commission. Overall, the Commission would work outside of the HARB area, but could give advice to HARB if requested. I do not endorse a HARB type of Commission. I suggest this list of items that a Commission could be involved in:

- Historical articles on a commission website within the framework of the Borough website.
- History programs at Borough Hall or other local venues.
- An inventory of historic buildings
- An inventory of famous Cestrians and events.

- Historic events and anniversaries. Ex.: “County Seat Day, “ “Buffalo Bill Days,” and “Horace Pippin Arts Festival”
- Develop historic marker program including free-standing markers and wall plaques.
- Develop guides to historic preservation that apply to our Borough. Ex.: “How to Care For and Maintain Brick Sidewalks.”
- Seek County, Commonwealth, and Federal grants.
- Develop historic resource map(s).
- Advise on demolition of historic resources.
- Join Chester County Preservation Network.
- Develop relationships with West Chester University, Chester County Historical Society, Pennsylvania Historical and Museum Commission, etc.
- Interact as needed with HARB, Planning Commission, Parks and Recreation Commission, BID, Shade Tree Commission, Urban Forester, Friends of Parks groups, etc.
- Publication of in-house historical brochures and pamphlets on an occasional basis (free and/or for sale).
- Publication of historical books and booklets on an occasional basis (for sale).
- Develop mini-museum on a temporary or permanent basis (in Borough Hall or elsewhere).
- Serve as a depository of West Chester historical items.

Using the above guidelines as a blueprint, I hope that Council will move forward and develop a “true historical commission.” A professional will be needed to finalize such an ordinance. My contact information is: 610-692-1708 or e-mail me at tmwalsh318@aol.com .

Application Number: 2016-28

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 29 South High Street

- 1) ***Date of HARB Review: June 30, 2016***

- 2) ***Applicant's Proposal:*** The Applicant proposes to replace the existing awning on the front façade. The awning will be 48" in overall height and will be the same width as the existing awning. It will be mounted at least 8' off of the ground and the color will be dark navy.

- 3) ***Findings:*** The awning will be placed higher than the awning that currently exists- approximately one course of brick below the bottom of the second story window.

- 4) ***Recommendations from HARB:***
 - Approved as presented: The Board recommends a Certificate of Appropriateness for Application 2016-28.
 - Approved with the following conditions:

 - Denied:** *The applicant must make the following changes to his/her proposal and resubmit to HARB:*

Application Number: 2016-28

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 29 South High Street

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5) ***Borough Council's Action and Date***

- Approved per HARB recommendation:
- Denied for the following reasons:
- Approved with the following differences from HARB recommendation:

.....

Date of Action Taken: _____

Borough Manager's Signature: _____

(Office use only.)
Date application received: 6/8/2016

Application number: 2016-28

PROPERTY ADDRESS: 29 S. High Street, West Chester, Pa 19382

NOTE: All projects must have the appropriate Section(s) of the Application filled out and attached to this form when it is returned and filed with the Building and Housing Office. You need not attach any Sections that do not relate to your project. Please request as many of the Section forms as you may need. Your application number will be assigned when you return these forms. Remember, your completed application, including any pictures and plans, must be filed by the deadline date on the appended schedule in order to be reviewed at the next HARB meeting.

1) *This application is for:* (check the appropriate boxes)

- Section #1: Sign
- Section #2: Canopy or Awning
- Section #3: Repair, replacement, or alteration from original (please supply photos or elevations of original) *
- Section #4: Addition (supply architectural elevations and site drawings, as well as photos of the existing structure) *
- Section #5: New Construction (supply architectural elevations and site drawings, as well as photos of buildings next to and around the site) *
- Section #6: Demolition *

Note: Fill out and attach only those Sections appropriate to your project.

2) *Please indicate which items you are submitting with your application form. Do not submit originals, since these will be kept by the HARB for its official archives.*

- Color or B/W sketches
- Plot or site plans
- Old or historic photographs
- Architectural elevations
- Photographs of the current existing site showing where changes are to be made, location of buildings, and streetscape.

All sketches, elevations, and plans must be signed by the preparer(s).

The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): Jaime H. Wuisbrot

Applicant's Signature:

Jaime H. Wuisbrot

Date:

6/8/2016

Owner's name (print): Matthew Wuisbrot

Owner's Signature:

Matthew Wuisbrot

Date:

6/8/2016

*Note: Check with the Building and Housing Office of the Borough of West Chester to see if you need a building permit as well as a Certificate of Appropriateness *before* you begin your project.

Date application received: 6/8/2016

Application number: 2016-28

SECTION #2 / CANOPY OR AWNING

(Attach a separate Section #2 for each of the canopies or awnings that you want to install.)

Location of project (address): 29 S. High Street

Name of business (if applicable): Phineas Gage

Applicant's name (please print): Jaime H. Weisbrodt

Applicant's address (address city, state, & zip): 978 S Penn Dr

West Chester, Pa 19380

Applicant's phone number (Day): 610-637-9879 (Evening): Same

Owner's name (if different from applicant's): Matthew Weisbrodt (Manager) 29 High Street LLC

Owner's address (address, city, state, & zip): 815 Bowers Rd. Wayne PA 19067

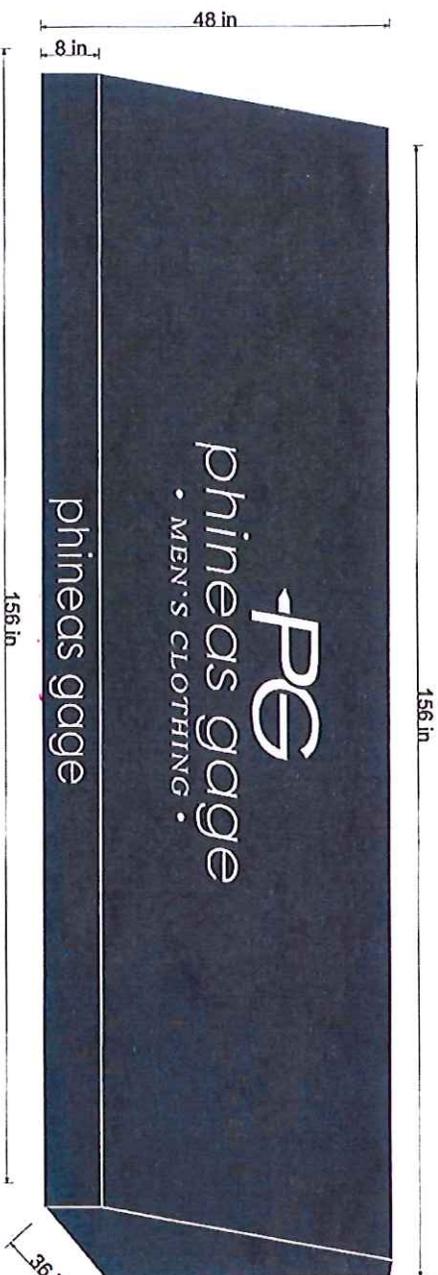
Owner's phone number (Day): 610 724 4226

(Evening):

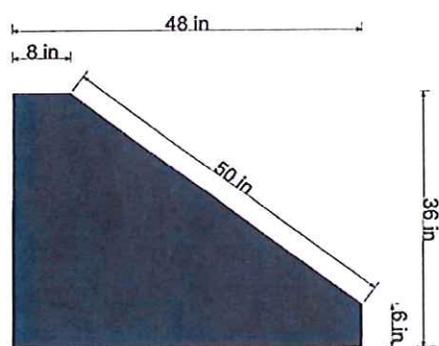
Instructions: Provide color or B/W sketches of each canopy or awning, and also show its placement and proportion to the building facade where it is going to be placed. Also attach photos of the adjacent streetscape and adjacent buildings.

- 1) Are you replacing an existing canopy or awning? yes
- 2) How many canopies or awnings do you wish to install? 1
- 3) On how many facades? 1 Front Side Back
- 4) Material: give a thorough description of the type and style to be used. 48" h x 156" w x 36" Projection
X 0" h Signband - Overall Dimension. 1" x 1" x .125" thick. Extruded Aluminum
Framing/natural Finish. Staple System, Standard Color Sunbrella canopy, 1 color
- 5) How will it be mounted? Awning will be attached through mortar joints ^{1/2" Painted} _{3/8" Lag Bolts Graphics}
(Please be note that any attachment to a masonry façade must be done through the mortar joints and NOT the face of masonry.)
- 6) Are you reusing an existing canopy or awning skeleton(s)? no
- 7) Is there new canopy or awning illumination? Fixture type? non illuminated/no mounting necessary
How will it be mounted? no mounting necessary
- 8) Canopy or Awning Dimensions: Height: 48" x Width: 156" x Depth: 36"
- 9) What is the height from the sidewalk to the bottom of the canopy or awning? 96"
(Current Borough code requires a minimum height of 8'-0" to bottom of awning or canopy.)
- 10) Colors: Navy + White
- 11) Message: Phineas Gage | men's clothing
- 12) Lettering style: please note that the historic preference is for any "serif" type. Century Gothic | minion Std
Please be sure to attach sample of the canopy or awning wording in chosen lettering style.

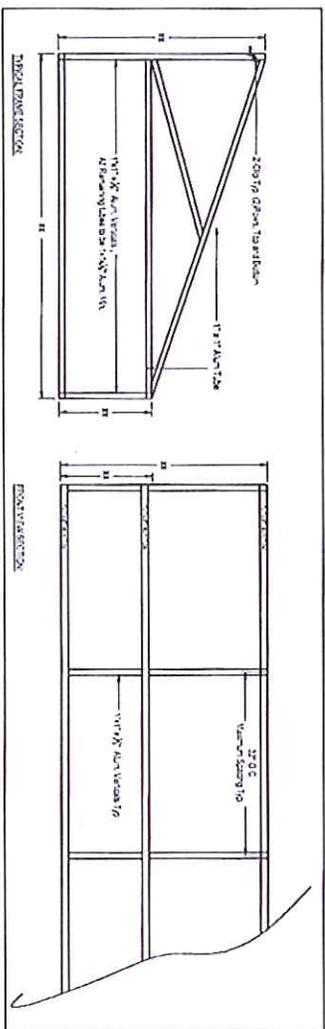
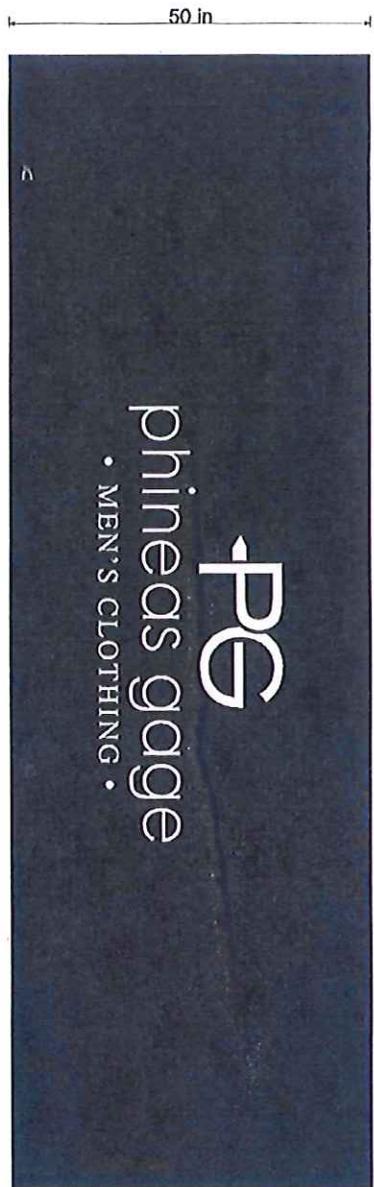
PRELIMINARY ARTWORK – FINAL PROOF WILL BE PROVIDED PRIOR TO FABRICATION



PE
 pineas gage
 • MEN'S CLOTHING •
 pineas gage



AWNING



KC SIGN & Awnings		CUSTOMER NAME Pineas Gage	
Design • Build • Installation • Service		SITE ADDRESS 29 S. High Street West Chester, PA 19382	
ORDER NUMBER 025114	PAGE NUMBER 1	Sign Description:	
DATE 05.25.16		SALESMAN BCJ	
KC SIGN - CORPORATE OFFICES 142 Coakley Hwy Aster PA 19014 Ph: 810-497-0111 Fax: 810-497-0110 Email: info@kcsign.com		SH	
<p>THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY KC SIGN CO. IT IS SUBMITTED FOR YOUR APPROVAL. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER. THIS DRAWING IS THE PROPERTY OF KC SIGN CO. IT IS FOR YOUR EXCLUSIVE USE. IT IS NOT TO BE USED FOR ANY OTHER PROJECTS OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF KC SIGN CO.</p> <p>NOTE: DUE TO VARIANCES AMONG COLOR PRINTED & COMPUTER MONITORS THE COLORS YOU SEE ON YOUR PROOF MAY NOT BE THE EXACT COLORS OF OUR PRODUCTS. THE COLORS YOU SEE SHOULD BE CONSIDERED CLOSE APPROXIMATIONS TO THE ACTUAL COLORS AVAILABLE.</p>			

Application Number: 2016-30

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 122 East Gay Street

- 1) ***Date of HARB Review: June 30, 2016***

- 2) ***Applicant's Proposal:*** The Applicant proposes to replace existing front door.

- 3) ***Findings:*** New door will be approximately 5" taller. The new door will be painted the same color as the existing door. The existing transom will remain, however, it will be cut to accommodate the new taller door. The Applicant will replace the trim on the door jam. The width of the new door will not be changed from what currently exists. The same hardware will be used.

- 4) ***Recommendations from HARB:***
 - Approved as presented: The Board recommends a Certificate of Appropriateness for Application 2016-30.
 - Approved with the following conditions:

 - Denied:** *The applicant must make the following changes to his/her proposal and resubmit to HARB:*

Application Number: 2016-30

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 122 East Gay Street

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5) ***Borough Council's Action and Date***

- Approved per HARB recommendation: _____
- Denied for the following reasons:
- Approved with the following differences from HARB recommendation:

.....

Date of Action Taken: _____

Borough Manager's Signature: _____

Date application received: (Office use only.)
6/20/16

Application number: 2016-30

PROPERTY ADDRESS: 122 E GAY STREET

NOTE: All projects must have the appropriate Section(s) of the Application filled out and attached to this form when it is returned and filed with the Building and Housing Office. You need not attach any Sections that do not relate to your project. Please request as many of the Section forms as you may need. Your application number will be assigned when you return these forms. Remember, your completed application, including any pictures and plans, must be filed by the deadline date on the appended schedule in order to be reviewed at the next HARB meeting.

1) *This application is for:* (check the appropriate boxes)

- Section #1: Sign
 Section #2: Canopy or Awning
 Section #3: Repair, replacement, or alteration from original (please supply photos or elevations of original) *
 Section #4: Addition (supply architectural elevations and site drawings, as well as photos of the existing structure) *
 Section #5: New Construction (supply architectural elevations and site drawings, as well as photos of buildings next to and around the site) *
 Section #6: Demolition *

Note: Fill out and attach only those Sections appropriate to your project.

2) *Please indicate which items you are submitting with your application form. Do not submit originals, since these will be kept by the HARB for its official archives.*

- Color or B/W sketches
 Plot or site plans
 Old or historic photographs
 Architectural elevations
 Photographs of the current existing site showing where changes are to be made, location of buildings, and streetscape.

All sketches, elevations, and plans must be signed by the preparer(s).

The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): SCOTT ZUKIN

Applicant's Signature: _____ Date: 06-20-2016

Owner's name (print): STAN ZUKIN

Owner's Signature:  _____ Date: 06-20-2016

*Note: Check with the Building and Housing Office of the Borough of West Chester to see if you need a building permit as well as a Certificate of Appropriateness *before* you begin your project.

Date application received: 6/20/16

Application number: 2016-30

SECTION #3 / REPAIR, REPLACEMENT, OR ALTERATION

(Attach a separate Section #3 for each of the repairs, replacements, or alterations you want to make.)

Location of project (address): 122 EAST GAY STREET

Name of business (if applicable): OPA OPA RESTAURANT

Applicant's name (please print): GREG RADFORD

Applicant's address (address city, state, & zip): 211 W CHESTNUT

WEST CHESTER, PA

Applicant's phone number (Day): 610 505 7267 (Evening): _____

Owner's name (if different from applicant's): ZUKIN REALTY

Owner's address (address, city, state, & zip): 121 E GAY STREET

Owner's phone number (Day): 610 696 0935 (Evening): _____

Instructions: Provide clear photographs showing the location of each proposed improvement, including photos of streetscape and the adjacent buildings. Provide architectural elevations and/or photographs clearly showing the location of the proposed work. Provide material specifications and manufacturer's pamphlets on the replacement materials proposed.

- 1) Which element(s) do you wish to change? Doors Windows Roofing Gutters
 Walls Steps Sidewalk Fence Trim Railing Porch or balcony
 Other (Specify) _____
- 2) On how many facades? ONE Front Side Back
- 3) What was the old material? WOOD
- 4) What is the proposed new material? WOOD
- 5) How will it be installed? _____
- 6) Are you reusing any historic materials? NA
- 7) If so, what and how? _____
- 8) What were the old dimensions? Height: 6' 4 x Width: 2'-6" x Depth: _____
- 9) What are the new dimensions? Height: 6'-8" x Width: 2'-6" x Depth: _____
- 10) What were the old colors? BLACK
- 11) What do you propose for the new colors? BLACK
- 12) Why do you want to make these changes? OWNERS WANT A STANDARD DOOR HEIGHT. THEY ARE 6'-3" AND 6'-4". THEY FEEL THE DOOR IS A HAZARD.

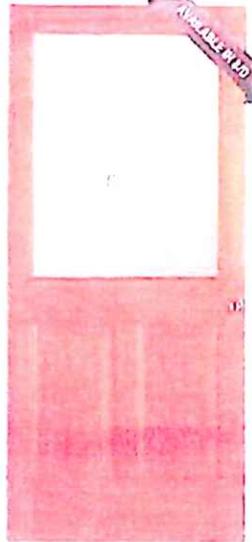
Fir | Sash, Panel & French



F7031LE
Raised Panel

2' 8" x 6' 8"
3' 0" x 6' 8"

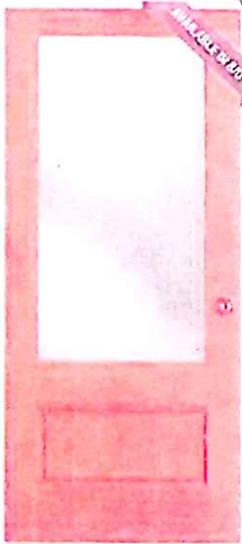
S **LOWE**



F7044LE
Raised Panel

2' 6" x 6' 8" 2' 8" x 8' 0"
2' 8" x 6' 8" 3' 0" x 8' 0"
3' 0" x 6' 8"

S **LOWE**



F7501LE
Raised Panel

2' 6" x 6' 8" 2' 8" x 8' 0"
2' 8" x 6' 8" 3' 0" x 8' 0"
3' 0" x 6' 8"

S **LOWE**



F7801LE
Raised Panel

1' 0" x 6' 8" 1' 2" x 8' 0"
1' 2" x 6' 8"
1' 0" x 8' 0"

S **LOWE**

The right doors make all the difference. From the traditional raised panel to the stylish Sash or French door, your choices are vast. And if you're looking for additional protection from Mother Nature, you will find it in the Simpson® Performance Series® of doors.

Designed with heavy-duty door components, these doors deliver maximum protection in two options – UltraBlock® and WaterBarrier™. The combination of these two technologies creates a door suited for the toughest exposures without sacrificing beauty or charm. Reeb® offers you both options in our current inventory

Did You Know?

INSULATED GLASS

Insulated glass or "double pane" glass can be found in residential applications where energy conservation is important

LOWE LOW E

LowE glass offers both insulation against heat and cold and additional UV protection.





Application Number: 2016-32

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 131 West Gay Street

- 1) *Date of HARB Review: June 30, 2016*

- 2) *Applicant's Proposal:* The Applicant proposes to replace the building mounted sign on the front façade.

- 3) *Findings:* The Applicant will remove the quarter round picture frame verticals (and center panel) so that one large rectangular box field exists. The applicant will cover the enlarged field within the frame with a flush board. The Board would find a whitewashed mushroom board acceptable provided it runs horizontally (horizontal seams are preferable to vertical seams). The Applicant can replace the trim with a thicker material so that it is raised above and not flush with the mushroom board.

- 4) *Recommendations from HARB:*
 - Approved as presented:

 - Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2016-32 as presented with the caveat that the entire frieze be sheathed with horizontal boards and the letters be applied and new perimeter be changed to be thicker than the backdrop.

 - Denied:** *The applicant must make the following changes to his/her proposal and resubmit to HARB:*

Application Number: 2016-32

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 131 West Gay Street

5) *Borough Council's Action and Date*

- Approved per HARB recommendation:
- Denied for the following reasons:
- Approved with the following differences from HARB recommendation:

.....
Date of Action Taken: _____

Borough Manager's Signature: _____

(Office use only.)

Date application received: 6/21/16

Application number: 2016-32

PROPERTY ADDRESS: 131 W. GAY ST.

NOTE: All projects must have the appropriate Section(s) of the Application filled out and attached to this form when it is returned and filed with the Building and Housing Office. You need not attach any Sections that do not relate to your project. Please request as many of the Section forms as you may need. Your application number will be assigned when you return these forms. Remember, your completed application, including any pictures and plans, must be filed by the deadline date on the appended schedule in order to be reviewed at the next HARB meeting.

1) *This application is for:* (check the appropriate boxes)

- Section #1: Sign
- Section #2: Canopy or Awning
- Section #3: Repair, replacement, or alteration from original (please supply photos or elevations of original) *
- Section #4: Addition (supply architectural elevations and site drawings, as well as photos of the existing structure) *
- Section #5: New Construction (supply architectural elevations and site drawings, as well as photos of buildings next to and around the site) *
- Section #6: Demolition *

Note: Fill out and attach only those Sections appropriate to your project.

2) Please indicate which items you are submitting with your application form. Do not submit originals, since these will be kept by the HARB for its official archives.

- Color or B/W sketches
- Old or historic photographs
- Photographs of the current existing site showing where changes are to be made, location of buildings, and streetscape.
- Plot or site plans
- Architectural elevations

All sketches, elevations, and plans must be signed by the preparer(s).

HELEN@LNF.COM

The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

610-350-2639

Applicant's name (print): Tara Giorgio

Helen L. Seiss, Agent

Applicant's Signature: *Tara Giorgio*

Date: HELEN L. SEISS
6/21/16

Owner's name (print): Nancy K. Shum

Owner's Signature: *Nancy K. Shum*

Date: 6/21/16

*Note: Check with the Building and Housing Office of the Borough of West Chester to see if you need a building permit as well as a Certificate of Appropriateness before you begin your project.

Date application received: 6/21/16

Application number: 2016-32



SECTION #1 / SIGNS

(Attach a separate Section #1 for each of the signs that you want to install.)

Location of project (address): 131 W. GAY ST.

Name of business (if applicable): THE BROW BAR

Applicant's name (please print): TARA GEORGIO

Applicant's address (address, city, state, & zip): 117 S. WALNUT ST. APT 2R
WE PA 19382

Applicant's phone number (Day): _____ (Evening): _____

Owner's name (if different from applicant's): NANCY K. SHIM

Owner's address (address, city, state, & zip): 502 EAGLE RD
WAYNE PA 19087

Owner's phone number (Day): 484-707-2048 (Evening): _____
CELL

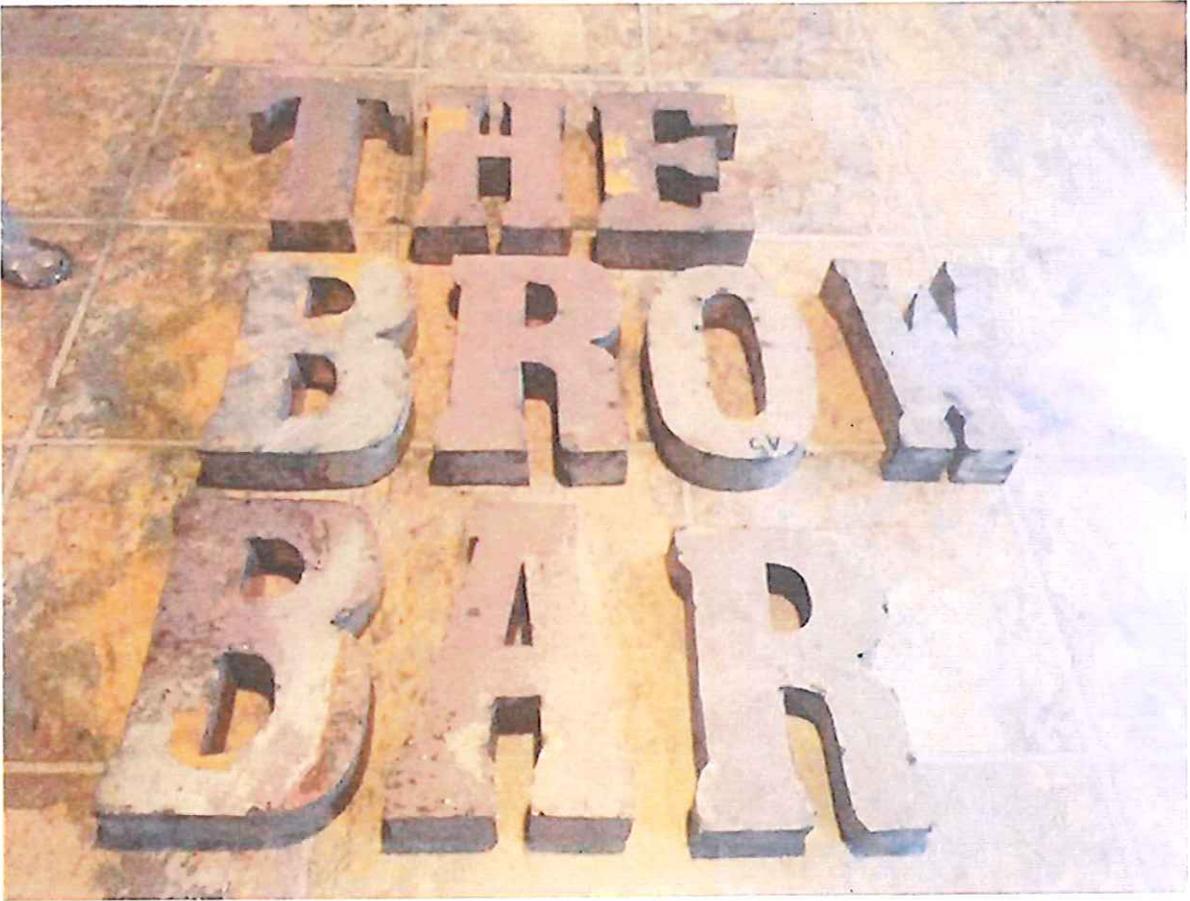
Instructions: Provide color or B/W sketches of each sign and its message, and also show its proposed placement and proportion to the building façade. Also attach photos of the streetscape and adjacent buildings.

- 1) Are you replacing an existing sign? YES
- 2) How many signs do you wish to install? 1
- 3) On how many facades? 1 Front Side Back
- 4) Hanging sign Building-mounted sign Other _____
- 5) Give a thorough description of the sign: BACKGROUND SIMILAR TO WHATS
THERE, LETTERS ARE TIN/SCRAP METAL - WILL BE TREATED
SO AS NOT RUST
- 6) Is there new illumination? NO Fixture type? WOOD + TIN/SCRAP METAL
How will it be mounted? AS IS CURRENTLY
- 7) Sign Dimensions: Height: 1-1/2 FT x Width: 100" x Depth: 2.5"
- 8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign? N/A
(Current Borough code requires 8'-0" minimum to bottom of sign)
- 9) How will this sign be mounted? _____
(Please note: any attachment to a masonry façade must be done through the mortar joints, NOT into the masonry.)
- 10) If a hanging sign, describe the hanging bracket: N/A
- 11) If a hanging sign, is this an existing bracket? N/A
- 12) Colors: EARTH COLORS
- 13) Message: _____
- 14) Lettering style: please note that the historic preference is for any "serif" type: AS ATTACHED

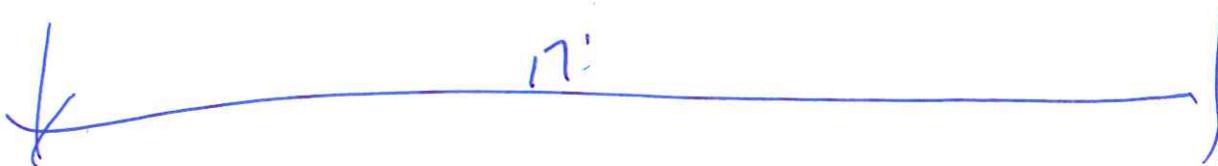
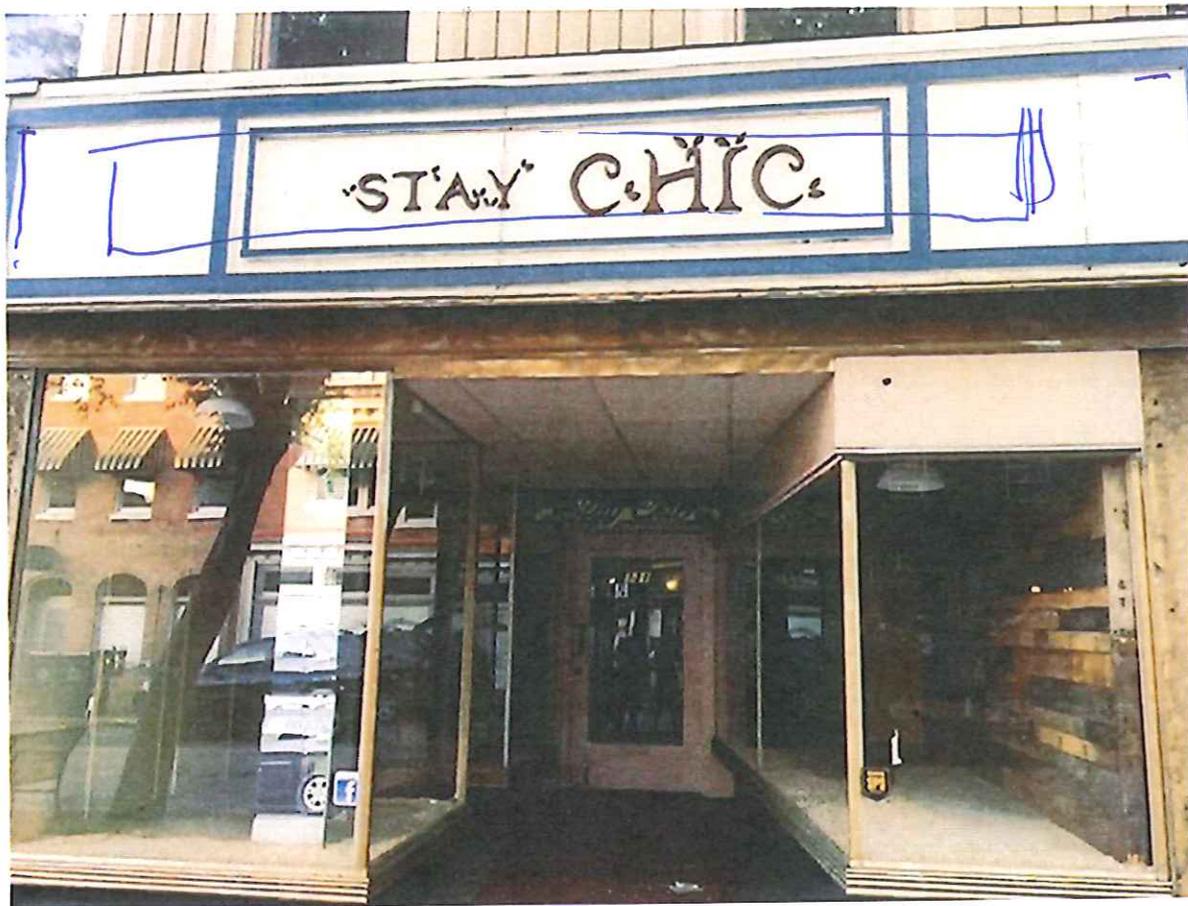
Please be sure to attach sample of sign wording in chosen lettering style.

↓ letters are 1ft tall made
with scrap metal, width 6in
2.5in DEEP





current sign



Application Number: 2016-31

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 200 North High Street

1) ***Date of HARB Review: June 30, 2016***

2) ***Applicant's Proposal:*** The Applicant is proposing to replace a total of seven signs.

Three of the seven signs will contain silhouette lit channel letters and will be made of anodized aluminum with a black and white logo. The signs measure 20 square foot in size and are to be mounted to the building on the North, East and South facades in place of the business signs that currently exist.

The fourth sign will direct customers to the ATM, Drive-up and Customer parking. The fifth sign will direct customers to the Univest Drive-up window and will indicate if the drive up window is open or closed. The sixth sign will be a "Reserved Parking" sign.

The seventh sign will be replacement of the ATM surround which will include an internally illuminated header with a push through logo and tag line.

3) ***Findings:*** The Board expressed concerns over the brightness of these signs as proposed. The Board was unanimous in their concerns over the number of signs on the property and the repetitiousness of the "Univest" logo.

Board and Applicant agreed to retain the lit sign as presented on the East (High Street facing) façade, but change the similar signs on the South (Chestnut St facing) and North (Patton Alley facing) signs to remove the illumination.

With regards to the two parking lot directional signs (B1 and B2), the Board discussed including the Univest wording as part of the text versus displayed as a logo header. The Univest wording would be the same font, size and on the same line as the directional wording. The Applicant was agreeable to this.

4) ***Recommendations from HARB:***

Approved as presented:

Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2016-31 as presented with the following clarifications: The wall mounted sign on the North and South facades, Chestnut Street and Patton Alley facing respectively, would not be illuminated but the sign facing High Street will remain illuminated as presented; The ATM sign approved as submitted with the exception that it not be backlit and that the illumination will come from the existing canopy light above; The ground signs will not have the Univest sign and logo; sign C1 is approved as submitted; signs B1 and B2 are approved without the sign logo but the Univest name can be worked into the text to distinguish the Univest drive up and ATM location.

Denied: *The applicant must make the following changes to his/her proposal and resubmit to HARB:*

Application Number: 2016-31

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 200 North High Street

5) ***Borough Council's Action and Date***

- Approved per HARB recommendation:
- Denied for the following reasons:
- Approved with the following differences from HARB recommendation:

.....

Date of Action Taken: _____

Borough Manager's Signature: _____

APPLICANT'S EMAIL ADDRESS REQUIRED: _____

Date application received: (Office use only.) 6/16/16

Application number: **2016-31**

PROPERTY ADDRESS: 200 North High Street West Chester, PA

NOTE: All projects must have the appropriate Section(s) of the Application filled out and attached to this form when it is returned and filed with the Building and Housing Office. You need not attach any Sections that do not relate to your project. Please request as many of the Section forms as you may need. Your application number will be assigned when you return these forms. Remember, your completed application, including any pictures and plans, must be filed by the deadline date on the appended schedule in order to be reviewed at the next HARB meeting.

1) This application is for: (check the appropriate boxes)

- Section #1: Sign
- Section #2: Canopy or Awning
- Section #3: Repair, replacement, or alteration from original (please supply photos or elevations of original) *
- Section #4: Addition (supply architectural elevations and site drawings, as well as photos of the existing structure) *
- Section #5: New Construction (supply architectural elevations and site drawings, as well as photos of buildings next to and around the site) *
- Section #6: Demolition *

Note: Fill out and attach only those Sections appropriate to your project.

2) Please indicate which items you are submitting with your application form. Do not submit originals, since these will be kept by the HARB for its official archives.

- Color or B/W sketches
- Old or historic photographs
- Photographs of the current existing site showing where changes are to be made, location of buildings, and streetscape.
- Plot or site plans
- Architectural elevations

All sketches, elevations, and plans must be signed by the preparer(s).

The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): Edward T Reed

Applicant's Signature: [Signature] Date: 6-16-16

Owner's name (print): Sutton Walters LP - Vitom Inc President Charles RA Lyddane

Owner's Signature: Charles RA Lyddane Date: 6/16/16

*Note: Check with the Building and Housing Office of the Borough of West Chester to see if you need a building permit as well as a Certificate of Appropriateness before you begin your project.

ray@reedsign.com

A 1

Date application received: 6/16/2016
Application number: 2016-31

SECTION #1 / SIGNS

(Attach a separate Section #1 for each of the signs that you want to install.)

Location of project (address): 208 North High Street

Name of business (if applicable): Univest

Applicant's name (please print): Ed Reed

Applicant's address (address, city, state, & zip): 1050 MAIN ST PENNSBURG PA 18023

Applicant's phone number (Day): 215-679-5066 (Evening): x203

Owner's name (if different from applicant's): Univest

Owner's address (address, city, state, & zip): 14 North MAIN Street
Souderton PA

Owner's phone number (Day): 215-721-8358 (Evening): _____

Instructions: Provide color or B/W sketches of each sign and its message, and also show its proposed placement and proportion to the building façade. Also attach photos of the streetscape and adjacent buildings.

- 1) Are you replacing an existing sign? yes
 - 2) How many signs do you wish to install? 7
 - 3) On how many facades? 3 Front Sides Back
 - 4) Hanging sign Building-mounted sign Other _____
 - 5) Give a thorough description of the sign: 205F NUM/silhouette illumination/
LED / channel letter on wiring raceway
 - 6) Is there new illumination? yes Fixture type? LED
How will it be mounted? mechanical fastener
 - 7) Sign Dimensions: Height: 2' x Width: 9'-9" x Depth: _____
 - 8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign? _____
(Current Borough code requires 8'-0" minimum to bottom of sign)
 - 9) How will this sign be mounted? _____
(Please note: any attachment to a masonry façade must be done through the mortar joints, NOT into the masonry.)
 - 10) If a hanging sign, describe the hanging bracket: _____
 - 11) If a hanging sign, is this an existing bracket? _____
 - 12) Colors: Blue / Gold / Silver
 - 13) Message: "UNIVEST" Banking / Insurance / Investment
 - 14) Lettering style: please note that the historic preference is for any "serif" type: Block
- Please be sure to attach sample of sign wording in chosen lettering style.

A2

Date application received: 6/16/2016
Application number: 2016-31

SECTION #1 / SIGNS

(Attach a separate Section #1 for each of the signs that you want to install.)

Location of project (address): 200 North High Street

Name of business (if applicable): Univest

Applicant's name (please print): Ed Reed

Applicant's address (address, city, state, & zip): 1050 MAIN ST Pennsburg PA 18073

Applicant's phone number (Day): 215-679-5066 (Evening): 8203

Owner's name (if different from applicant's): Univest

Owner's address (address, city, state, & zip): 14 North MAIN Street
Souderton PA

Owner's phone number (Day): 215-721-8358 (Evening):

Instructions: Provide color or B/W sketches of each sign and its message, and also show its proposed placement and proportion to the building façade. Also attach photos of the streetscape and adjacent buildings.

- 1) Are you replacing an existing sign? yes
- 2) How many signs do you wish to install? 7
- 3) On how many facades? 3 Front Sides Back
- 4) Hanging sign Building-mounted sign Other
- 5) Give a thorough description of the sign: 20 SF / Silhouette illumination
LED / channel letter on wiring raceway
- 6) Is there new illumination? yes Fixture type? LED
How will it be mounted? mechanical fastener
- 7) Sign Dimensions: Height: 2' x Width: 9'-9" x Depth:
- 8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign?
(Current Borough code requires 8'-0" minimum to bottom of sign)
- 9) How will this sign be mounted?
(Please note: any attachment to a masonry façade must be done through the mortar joints, NOT into the masonry.)
- 10) If a hanging sign, describe the hanging bracket:
- 11) If a hanging sign, is this an existing bracket?
- 12) Colors: Blue / Gold / Silver
- 13) Message: Univest BANKING | INSURANCE | INVESTMENT
- 14) Lettering style: please note that the historic preference is for any "serif" type: Block

Please be sure to attach sample of sign wording in chosen lettering style.

6/16/2016

Date application received:

Application number: 2016-31

A-3

SECTION #1 / SIGNS

(Attach a separate Section #1 for each of the signs that you want to install.)

Location of project (address): 200 North High Street

Name of business (if applicable): Univest

Applicant's name (please print): Ed Reed

Applicant's address (address, city, state, & zip): 1050 Main St Pennsburg PA 18023

Applicant's phone number (Day): 215-679-5066 (Evening): 203

Owner's name (if different from applicant's): Univest

Owner's address (address, city, state, & zip): 14 North Main Street
Souderton PA

Owner's phone number (Day): 215-721-8358 (Evening): _____

Instructions: Provide color or B/W sketches of each sign and its message, and also show its proposed placement and proportion to the building façade. Also attach photos of the streetscape and adjacent buildings.

- 1) Are you replacing an existing sign? yes
- 2) How many signs do you wish to install? 7
- 3) On how many facades? 3 Front Side Back
- 4) Hanging sign Building-mounted sign Other _____
- 5) Give a thorough description of the sign: 20SF / silhouette illumination
LED / channel letter on wiring raceway
- 6) Is there new illumination? yes Fixture type? LED
How will it be mounted? mechanical fastener
- 7) Sign Dimensions: Height: 2' x Width: 9'-9" x Depth: _____
- 8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign? _____
(Current Borough code requires 8'-0" minimum to bottom of sign)
- 9) How will this sign be mounted? _____
(Please note: any attachment to a masonry façade must be done through the mortar joints, NOT into the masonry.)
- 10) If a hanging sign, describe the hanging bracket: _____
- 11) If a hanging sign, is this an existing bracket? _____
- 12) Colors: Blue | Gold | silver
- 13) Message: "Univest" Banking | Insurance | Investment
- 14) Lettering style: please note that the historic preference is for any "serif" type: Block

Please be sure to attach sample of sign wording in chosen lettering style.

B-1

Date application received: 6/16/2016
Application number: 2016-31

SECTION #1 / SIGNS

(Attach a separate Section #1 for each of the signs that you want to install.)

Location of project (address): 208 North High Street

Name of business (if applicable): Univest

Applicant's name (please print): Ed Reed

Applicant's address (address, city, state, & zip): 1050 MAIN ST PENNSBURG PA 18073

Applicant's phone number (Day): 215-679-5066/203 (Evening): _____

Owner's name (if different from applicant's): Univest

Owner's address (address, city, state, & zip): 14 North MAIN Street
Spartanburg PA

Owner's phone number (Day): 215-721-8358 (Evening): _____

Instructions: Provide color or B/W sketches of each sign and its message, and also show its proposed placement and proportion to the building façade. Also attach photos of the streetscape and adjacent buildings.

- 1) Are you replacing an existing sign? yes
- 2) How many signs do you wish to install? 7
- 3) On how many facades? Please see plans Front Side Back
- 4) Hanging sign Building-mounted sign Other ground mounted
- 5) Give a thorough description of the sign: BSF - internally illuminated -
directional sign - single sided
- 6) Is there new illumination? yes Fixture type? LED
How will it be mounted? fastener in ground
- 7) Sign Dimensions: Height: 2' x Width: 4' x Depth: _____
- 8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign? _____
(Current Borough code requires 8'-0" minimum to bottom of sign)
- 9) How will this sign be mounted? _____
(Please note: any attachment to a masonry façade must be done through the mortar joints, NOT into the masonry.)
- 10) If a hanging sign, describe the hanging bracket: _____
- 11) If a hanging sign, is this an existing bracket? _____
- 12) Colors: Blue | Gold | Silver
- 13) Message: "Univest" → ATM, Drive Up, Customer Parking
- 14) Lettering style: please note that the historic preference is for any "serif" type: Block

Please be sure to attach sample of sign wording in chosen lettering style.

B-2

Date application received: 6/16/2016

Application number: 2016-31

SECTION #1 / SIGNS

(Attach a separate Section #1 for each of the signs that you want to install.)

Location of project (address): 300 North High Street

Name of business (if applicable): Univest

Applicant's name (please print): Ed Reed

Applicant's address (address, city, state, & zip): 1050 MAIN ST PENNSBURG PA 18073

Applicant's phone number (Day): 215-679-5066/203 (Evening): _____

Owner's name (if different from applicant's): Univest

Owner's address (address, city, state, & zip): 14 North MAIN Street
Sawkerston PA

Owner's phone number (Day): 215-721-8358 (Evening): _____

Instructions: Provide color or B/W sketches of each sign and its message, and also show its proposed placement and proportion to the building façade. Also attach photos of the streetscape and adjacent buildings.

- 1) Are you replacing an existing sign? Yes
- 2) How many signs do you wish to install? 7
- 3) On how many facades? please see plan Front Side Back
- 4) Hanging sign Building-mounted sign Other ground mounted
- 5) Give a thorough description of the sign: BSF - internally illuminated -
directional sign - single sided
- 6) Is there new illumination? yes Fixture type? LED
How will it be mounted? Footer in ground
- 7) Sign Dimensions: Height: 2' x Width: 4' x Depth: _____
- 8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign? _____
(Current Borough code requires 8'-0" minimum to bottom of sign)
- 9) How will this sign be mounted? _____
(Please note: any attachment to a masonry façade must be done through the mortar joints, NOT into the masonry.)
- 10) If a hanging sign, describe the hanging bracket: _____
- 11) If a hanging sign, is this an existing bracket? _____
- 12) Colors: Blue / Gold / Silver
- 13) Message: "Univest" / ← Drive up / OPEN/Closed
- 14) Lettering style: please note that the historic preference is for any "serif" type: Block

Please be sure to attach sample of sign wording in chosen lettering style.

C-1

Date application received: 6/6/2016
Application number: 2016-31

SECTION #1 / SIGNS

(Attach a separate Section #1 for each of the signs that you want to install.)

Location of project (address): 200 North High Street

Name of business (if applicable): Univest

Applicant's name (please print): Ed Reed

Applicant's address (address, city, state, & zip): 1050 Main St Pennsburg PA 18073

Applicant's phone number (Day): 215-679-5066 (Evening): 203

Owner's name (if different from applicant's): Univest

Owner's address (address, city, state, & zip): 14 North Main Street
Spartanburg PA

Owner's phone number (Day): 215-721-8358 (Evening): _____

Instructions: Provide color or B/W sketches of each sign and its message, and also show its proposed placement and proportion to the building façade. Also attach photos of the streetscape and adjacent buildings.

- 1) Are you replacing an existing sign? yes
- 2) How many signs do you wish to install? 7
- 3) On how many facades? please see plan Front Side Back
- 4) Hanging sign Building-mounted sign Other ground mounted
- 5) Give a thorough description of the sign: non-illuminated - BSF
directional sign
- 6) Is there new illumination? NO Fixture type? _____
How will it be mounted? fasters in ground
- 7) Sign Dimensions: Height: 2' x Width: 4' x Depth: _____
- 8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign? _____
(Current Borough code requires 8'-0" minimum to bottom of sign)
- 9) How will this sign be mounted? _____
(Please note: any attachment to a masonry façade must be done through the mortar joints, NOT into the masonry.)
- 10) If a hanging sign, describe the hanging bracket: _____
- 11) If a hanging sign, is this an existing bracket? _____
- 12) Colors: Blue / Dark Gray
- 13) Message: "Reserved Parking" - Various names... see plans
- 14) Lettering style: please note that the historic preference is for any "serif" type: Block

Please be sure to attach sample of sign wording in chosen lettering style.

D-1

Date application received: 6/16/2016
Application number: 2016-31

SECTION #1 / SIGNS

(Attach a separate Section #1 for each of the signs that you want to install.)

Location of project (address): 208 North High Street

Name of business (if applicable): Univest

Applicant's name (please print): Ed Reed

Applicant's address (address, city, state, & zip): 1050 Main St Pennsburg PA 18073

Applicant's phone number (Day): 215-679-5066 (Evening): 203

Owner's name (if different from applicant's): Univest

Owner's address (address, city, state, & zip): 14 North Main Street
Souderton PA

Owner's phone number (Day): 215-721-8358 (Evening): _____

Instructions: Provide color or B/W sketches of each sign and its message, and also show its proposed placement and proportion to the building façade. Also attach photos of the streetscape and adjacent buildings.

- 1) Are you replacing an existing sign? yes
- 2) How many signs do you wish to install? 7
- 3) On how many facades? please see plans Front Side Back
- 4) Hanging sign Building-mounted sign Other _____
- 5) Give a thorough description of the sign: ATM Surround, internally illuminated header
- 6) Is there new illumination? yes Fixture type? LED
How will it be mounted? Mechanical fasteners
- 7) Sign Dimensions: Height: _____ x Width: _____ x Depth: _____
- If a hanging sign, what is the height from the sidewalk to the bottom of the sign? _____
(Current Borough code requires 8'-0" minimum to bottom of sign)
- How will this sign be mounted? _____
(Please note: any attachment to a masonry façade must be done through the mortar joints, NOT into the masonry.)
- If a hanging sign, describe the hanging bracket: _____
- If a hanging sign, is this an existing bracket? _____
- 12) Colors: Blue | Gold | Silver
- 13) Message: Univest Logo Full-Service ATM - Hours of operation
- 14) Lettering style: please note that the historic preference is for any "serif" type: Block

Please be sure to attach sample of sign wording in chosen lettering style.

New Exterior Signage



A20 →
 20' x 14' Aluminum Fabricated Signage, Illuminated, Concealed Letters
 Being Generated in Aluminum Fabrication Through Fabricated



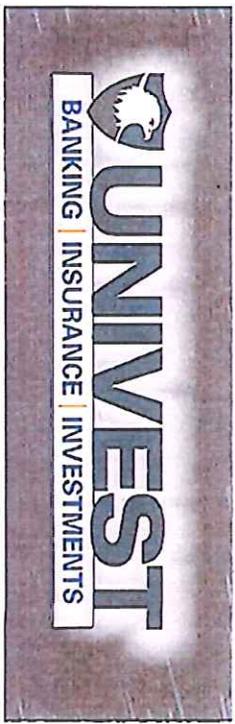
A10 →
 20' x 14' Aluminum Fabricated Signage, Illuminated, Concealed Letters
 Being Generated in Aluminum Fabrication Through Fabricated



A30 →
 20' x 14' Aluminum Fabricated Signage, Illuminated, Concealed Letters
 Being Generated in Aluminum Fabrication Through Fabricated

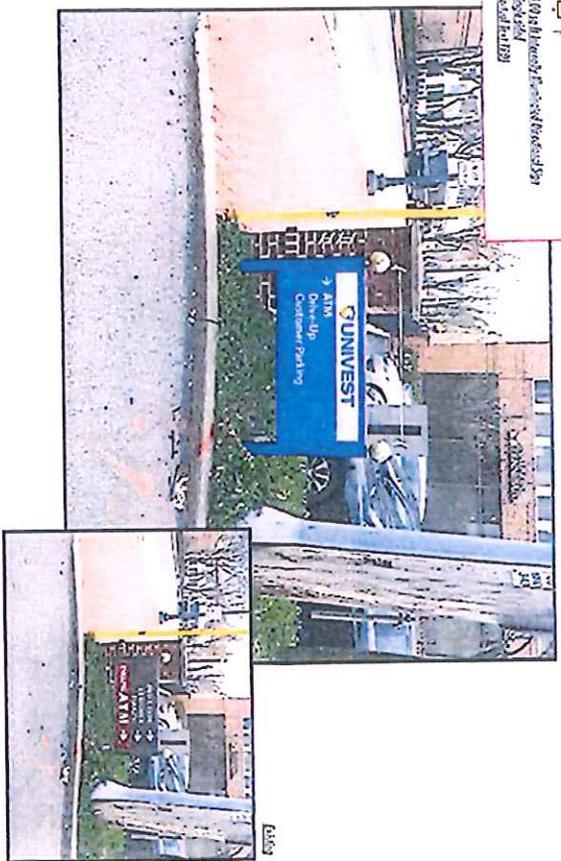


Conceptual Nighttime View - Silhouette Lit

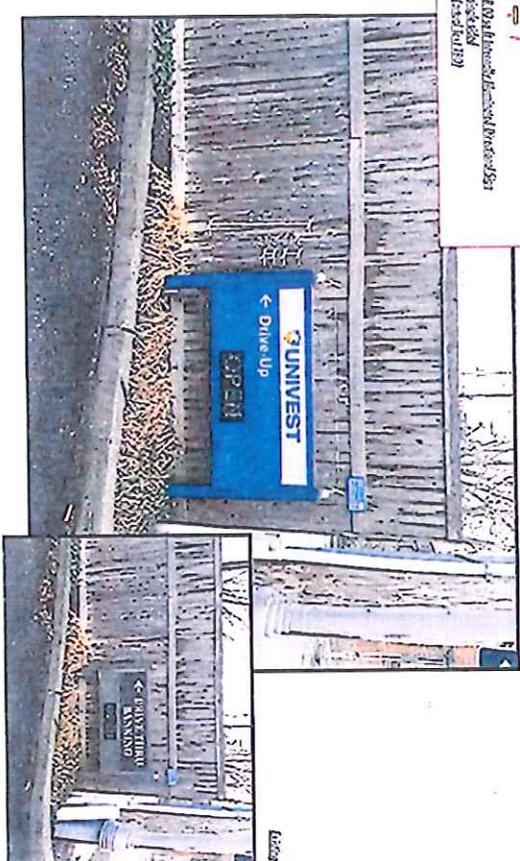


 <p>Design Manufacture Install SINCE 1972 A MEMBER OF THE REED COMPANY</p>	1050 Main Street Pottsville, PA 18073 phone: 215.679.5066 fax: 215.679.6616 web: reedesign.com	Client: Univest Address: 200 High Street Location: West Chester, PA Project: Branding Approved by: _____ Date: _____ Drawing: oasas Scale: as shown Date/Revision: 04/28/16
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B1
 8000 Highway 200 West, West Chester, OH
 2015/2016
 (East of I-75)



B2
 8000 Highway 200 West, West Chester, OH
 2015/2016
 (East of I-75)

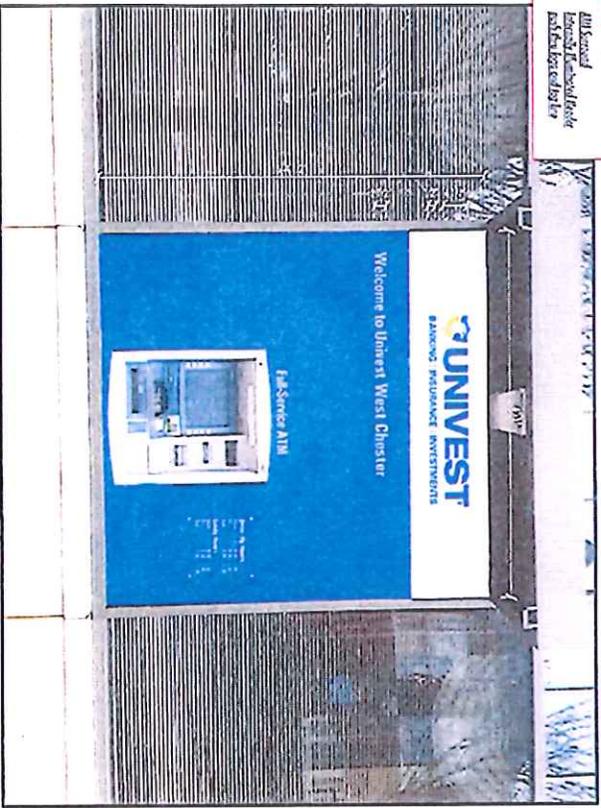


C1
 8000 Highway 200 West, West Chester, OH
 2015/2016
 (East of I-75)



 <p>Design Manufacture Install SINCE 1972 Aerial Installation Experts</p>	
1050 Main Street Pennsburg, PA 18073 phone: 215.679.5066 fax: 215.679.6516 web: reedesign.com	Client: Uninvest Address: 200 High Street Location: West Chester, PA Project: Branding
Approved by: _____ Date: _____	Drawing: 02625A Scale: as shown Date/Revision: 04/28/16 <small>This drawing and all design are the property of Reed Design Company. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Reed Design Company. © 2016</small>

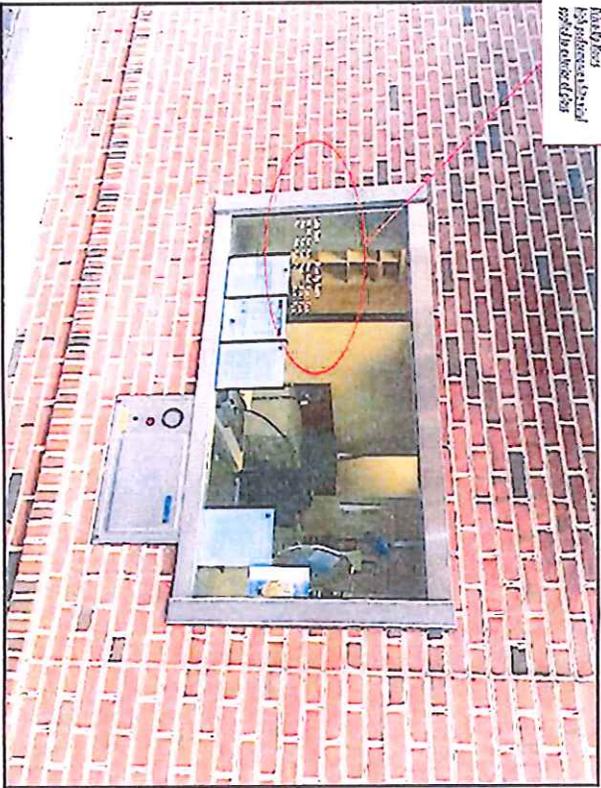

 ATM
 Location: 200 High Street
 Date: 04/28/16



ATM
 Location: 200 High Street
 Date: 04/28/16



ATM
 Location: 200 High Street
 Date: 04/28/16



 <p> REED SINCE 1932 Design Manufacture Install 1050 Main Street Pennsylvania, PA 18073 phone: 215.679.5066 fax: 215.679.6616 web: reedsign.com </p>		<p> Client: Unvest Address: 200 High Street Location: West Chester, PA Project: Branding </p>
<p>  This drawing is the property of Reed Sign Company. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Reed Sign Company. © 2016 </p>	<p> Approved by: _____ Date: _____ </p>	<p> Drawing: 016228 Scale: as shown Date/Revision: 04/28/16 </p>



 <p>Design Manufacture Install SINCE 1972 Amenable Building Company</p>	
<p>1050 Main Street Pennsburg, PA 18073 phone: 215.679.5066 fax: 215.679.6516 web: reedesign.com</p>	<p>Client: Univest Address: 200 High Street Location: West Chester, PA Project: Branding</p>
<p>Approved by:</p>	<p>Date:</p>
<p>Drawing: 01023d Scale: as shown Date/Revision: 01/28/16</p>	



Application Number: 2016-29

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 145 East Gay Street

1) ***Date of HARB Review: June 30, 2016***

2) ***Applicant's Proposal:*** The Applicant proposes to replace the existing fence on the East façade with a new "wall fence" which will conceal a walk in cooler. The new fence will be the same size in height and width as the existing fence, but will not have the lattice seethrough capping. The fence will wrap around the back of the building and the rear fencing (North façade fence) will be a 6' high square top fence.

The Applicant also proposes to create a walkup window in place of the existing window. The window opening will be enlarged and will have a lower sill than the window that currently exists. The walkup window counter will be painted azak trim with a corian or marine grade plywood counter/ledge. There will be a new and wider concrete handicap ramp installed to accommodate the protruding ledge of the walkup window. The Applicant will be installing a new awning over the walkup window and it will match the existing awning in color, shape and profile. It will, however, be smaller in size.

The Applicant proposes to replace all of the first floor siding on the East façade with hardieplank siding. A small section of the second floor siding on the East façade will be replaced to match the new hardieplank siding on the first floor.

3) ***Findings:***

4) ***Recommendations from HARB:***

Approved as presented:

Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2016-29 as presented with the clarification that the Applicant come back to the Board with the final design of the pass through window, the rear fence facing the alley and the final cut sheet for the three permanent benches that are replacing the existing landscaping; the exiting handrail be modified to accommodate a new handicap ramp.

Denied: *The applicant must make the following changes to his/her proposal and resubmit to HARB:*

Application Number: 2016-29

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 145 East Gay Street

1

5) ***Borough Council's Action and Date***

- Approved per HARB recommendation:
- Denied for the following reasons:
- Approved with the following differences from HARB recommendation:

.....

Date of Action Taken: _____

Borough Manager's Signature: _____

(Office use only.)

Date application received: _____

Application number: _____

PROPERTY ADDRESS: COUNTRY BRIDGE 145 E. GAY ST

NOTE: All projects must have the appropriate Section(s) of the Application filled out and attached to this form when it is returned and filed with the Building and Housing Office. You need not attach any Sections that do not relate to your project. Please request as many of the Section forms as you may need. Your application number will be assigned when you return these forms. Remember, your completed application, including any pictures and plans, must be filed by the deadline date on the appended schedule in order to be reviewed at the next HARB meeting.

1) *This application is for:* (check the appropriate boxes)

- Section #1: Sign
- Section #2: Canopy or Awning
- Section #3: Repair, replacement, or alteration from original (please supply photos or elevations of original) *
- Section #4: Addition (supply architectural elevations and site drawings, as well as photos of the existing structure) *
- Section #5: New Construction (supply architectural elevations and site drawings, as well as photos of buildings next to and around the site) *
- Section #6: Demolition *

Note: Fill out and attach only those Sections appropriate to your project.

2) Please indicate which items you are submitting with your application form. Do not submit originals, since these will be kept by the HARB for its official archives.

- Color or B/W sketches
- Old or historic photographs
- Photographs of the current existing site showing where changes are to be made, location of buildings, and streetscape.
- Plot or site plans
- Architectural elevations

All sketches, elevations, and plans must be signed by the preparer(s).

The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): JASON PARR jason@ambitarchitecture.com

Applicant's Signature: _____ Date: 06/20/2018

Owner's name (print): Haidee Farrell

Owner's Signature: Haidee Farrell Date: 6/20/18

*Note: Check with the Building and Housing Office of the Borough of West Chester to see if you need a building permit as well as a Certificate of Appropriateness before you begin your project.

Date application received: 6/20/16

Application number: 2016-29

SECTION #3 / REPAIR, REPLACEMENT, OR ALTERATION

(Attach a separate Section #3 for each of the repairs, replacements, or alterations you want to make.)

Location of project (address): 145 E. GAY ST

Name of business (if applicable): COUNTRY BAGEL

Applicant's name (please print): JASON BIRN / AMPHIT ARCHITECTURE

Applicant's address (address city, state, & zip): 412 S. END ST

PHILA PA 19147

Applicant's phone number (Day): 484-437-7102 (Evening):

Owner's name (if different from applicant's):

Owner's address (address, city, state, & zip):

Owner's phone number (Day): (Evening):

Instructions: Provide clear photographs showing the location of each proposed improvement, including photos of streetscape and the adjacent buildings. Provide architectural elevations and/or photographs clearly showing the location of the proposed work. Provide material specifications and manufacturer's pamphlets on the replacement materials proposed.

- 1) Which element(s) do you wish to change? Doors Windows Roofing Gutters
 Walls Steps Sidewalk Fence Trim Railing Porch or balcony
 Other (Specify) _____
- 2) On how many facades? 1 Front Side Back
- 3) What was the old material? UNKNOWN
- 4) What is the proposed new material? VARIES - SEE DWGS (Cement board & mesh)
- 5) How will it be installed? _____
- 6) Are you reusing any historic materials? NO (NONE BEING REMOVED)
- 7) If so, what and how? _____
- 8) What were the old dimensions? Height: 10' ± x Width: 40' ± x Depth: 6" ±
- 9) What are the new dimensions? Height: same x Width: _____ x Depth: _____
- 10) What were the old colors? Dark green
- 11) What do you propose for the new colors? same or different green
- 12) Why do you want to make these changes? property elements in disrepair, need improvement or want to upgrade.



MEMORANDUM

TO: West Chester Borough Council
West Goshen Township Board of Supervisors
Chris Fiorentino, President, West Chester University
Kristin Camp, Solicitor
Michael Perrone, Director of Building and Housing

FROM: Michael A. Cotter, Borough Manager

DATE: 8 July 2016

RE: **Rosedale Corridor Circulation and Safety Improvement Project
Memorandum of Understanding**

The following is a detailed framework for the formal memorandum of understanding between the Borough, West Goshen and West Chester University regarding the Rosedale Corridor Circulation and Safety Improvement Project ("Project").

Goal

Improve vehicular and multi-modal circulation and safety on Rosedale Avenue from the High St./Rosedale intersection to the New St./Rosedale intersection.

Outcomes

- Improve High St./Rosedale intersection from "X" to "Y" rated condition
- Install safe left turn movement for east and westbound Rosedale vehicular traffic
- Create traffic controlled pedestrian crossing(s)
- Eliminate informal mid-block pedestrian crossings points
- Increase education on, and enforcement of, traffic and pedestrian safety rules

Phase 1 (complete by 30 August 2016)

Responsible entity in parentheses

- Re-stripe Rosedale for additional left turn lane stacking at both High St. and New St. (WGT)
- Remove all Rosedale Ave parking meters (WCB)
 - Evaluate relocation opportunities
 - Install "No Parking" signs along corridor (WGT and WCB)
- Install temporary pedestrian controls along Rosedale (WCU)
 - Additional Pedestrian Signage (post and street striping)

- Barriers where necessary, including High St north of Rosedale and south of Linden
- Install, if necessary, additional formal crossing point(s) (WCU for cost, muni for work)
 - Zebra striped and signed
- Draft and submit grant application(s) to PennDOT for Adaptive Signalization of the High and Rosedale Intersection (WCU, with WGT and WCB assistance)
 - ARLE and Green Light Go
 - ChesCo Urban Ctr
 - Evaluate need for traffic calming measures on Rosedale
 - Evaluate expansion of study area to include Matlack St intersection
 - Completion date subject to grant submittal windows
- Plan coordinated pedestrian safety education, outreach and enforcement program (WCU, WGT, WCB Police)
- Draft RFP for a campus area circulation and safety plan (fall of 2016)
 - Plan completed in 2017

Shared cost project

Phase Two (complete within six months of grant award)

- Implement High and Rosedale Improvements
 - Adaptive signalization;
 - Potential traffic calming measures in corridor
 - Potential Matlack intersection improvements
 - Net costs shared equally by WCU, WGT, WCB

Future Projects/Phases

- Evaluate New St./Rosedale intersection in context of Commons land development application (2016?)
 -
- WCU master parking plan (2016-2017)
 - Implement for 2017-2018 school year
 - WCU project



MEMORANDUM

TO: Borough Council
FROM: Michael A. Cotter, Borough Manager
DATE: 8 July 2016
RE: **Educational Overlay District**

As Council is aware, West Chester University is engaged in an effort, across its entire campus, to modernize, improve and expand its facilities to meet the needs of its students, faculty and staff. WCU has responsibilities related to its accreditation and to PASHE standards that also drive WCU decisions regarding its facilities.

With the Borough, and West Goshen Township, currently individually charged with the responsibility of reviewing that development and construction, coordinating decision-making regarding the future of the WCU campus is very difficult and cumbersome. We believe that both communities and WCU will be better served if those development reviews occur under one set of laws, not two.

To that end, we are recommending to Council that it undertake the creation of an Educational Overlay District ("EOD") that will encompass the portions of the WCU campus in West Goshen and the Borough. The EOD will:

- Allow coordinated, long range planning for all communities and for WCU;
- Leverage WCU resources, and improve opportunities, to reduce externalities on each community;
- Reduce community subsidies to support WCU;
- Provide deeper understanding of WCU's future growth and its impacts.

The framework for the education overlay district, and issues it will address, include but are not limited to the following:

Educational Overlay

- A multi-municipal educational use overlay district (WGT & Borough)
 - Could expand to include East Bradford
- Bulk and Area and/or Use regulation districts/zones within the overlay area
- Uniform parking requirements, including baseline development; master parking operation plan; re-thinking of how to equitably determine parking requirements

- Uniform stormwater management approach, which can also be focused on meeting Pennsylvania permit requirements for Plum Run/Broad Creek
- Uniform impact reviews and fees;
- Campus area circulation and safety standards

Each community would manage its own land development review process, but each community would be more involved in the development of the entire campus. WCU gets certainty of the regulatory process going forward, and the efficiencies associated with uniform requirements.

West Goshen Board of Supervisors is formally considering this concept at its meeting in July.

To this end, we have requested a proposal from Tim Cassidy, and architect/planner with Bernardon, to advise the communities in the development of the overlay district standards and regulations. The proposal is attached for your consideration.

This process will allow each community and WCU to plan with certainty going forward regarding the future of an important regional educational and economic development asset.

I look forward to engaging in a discussion regarding this matter.

BERNARDON

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

June 16, 2016

Mr. Michael Cotter, Borough Manager
Borough of West Chester
410 East Gay Street
West Chester, Pennsylvania 19380

Mr. Casey LaLonde, Township Manager
West Goshen Township
1025 Paoli Pike
West Chester, Pennsylvania 19380

RE: Proposal for Professional Design and Planning Services
West Chester University Zoning District - Visioning

Dear Michael and Casey:

Bernardon is pleased to have the opportunity to submit this proposal to provide professional design and planning services to assist the Borough of West Chester and West Goshen Township in developing a *VISION* for managing the future growth and expansion of West Chester University. We look forward to having the opportunity to review our proposal with you.

PROJECT UNDERSTANDING

As West Chester University (WCU) has grown, its facilities and students have continued to expand into the surrounding neighborhoods of the Borough and West Goshen Township. These neighborhoods are not zoned for university uses; the Borough and Township are concerned with the WCU's lack of coordination related to campus growth and the potential impact on the community, such as traffic, parking, pedestrian safety and noise.

The Borough and the Township wish to meet jointly with WCU to investigate the possibility of creating a *VISION* for the coordinated growth and expansion of WCU. Bernardon proposes to assist with this process by facilitating a series of meetings and workshops with the Borough, the Township and WCU to develop a *VISION*.

The scope of Basic Services in this proposal are limited to the *VISIONING* process and do include the preparation of zoning standards and criteria. At the conclusion of the *VISIONING* process, Bernardon will provide another proposal for services related specifically to assistance with developing zoning amendment criteria.



BASIC SERVICES

Project Initiation

- Acquire GIS and mapping data for the Borough and Township. Request campus plan data from WCU.
- Review existing land uses and zoning district regulations surrounding the North and East campuses of WCU.

Visioning Process

- Borough of West Chester and West Goshen Township Programming Workshop.
 - Conduct an all-day workshop with Borough and Township stakeholders.
 - Identify existing or perceived challenges related to as traffic, parking, pedestrian safety and noise.
 - Identify the benefits and opportunities to the community created by WCU.
 - Brainstorming Session: How can challenges be minimized and benefits be maximized?
 - Develop a process outline for engaging WCU.
- WCU Programming Workshop with the Borough and the Township.
 - Review WCU growth aspirations and plans.
 - Identify WCU's existing or perceived challenges related to zoning and permitting regulations.
 - Identify what kinds of zoning and/or administrative changes the Borough and the Township could make that would enable WCU to more readily achieve their growth aspirations.
 - Review growth challenges associated with WCU identified by the Borough and the Township.
 - Brainstorming Session: Identify common goals and develop a strategy for advancing the *VISIONING* process.
- Review finding with Borough Council and Township Supervisors.
 - If approved by Borough Council and Township Supervisors, continue to meet with WCU to develop a *VISION* which enables WCU growth and minimizes challenges and conflicts with Borough and Township residents.



- *VISIONING* Session with WCU, Borough and Township Administration.
 - Conduct a *VISIONING* Session (half-day) with the Borough, Township and WCU administration.

- *VISIONING* Session with WCU, Borough and Township Stakeholders.
 - Conduct a *VISIONING* Session (half-day) with the Borough, Township and WCU Stakeholders.

- Prepare a *VISION* summary plan and document.

Basic Services Include the Following Meetings

- Two (2) day-long Programming Workshops;
- One (1) meeting with Borough Council and Township Supervisors; and
- Two (2) half-day Visioning Sessions, and up to four (4) meetings, as well as interim communications, with Borough/Township administration.

COMPENSATION

Basic Services

We propose to perform the Basic Services described above on an **hourly basis with a Not-to exceed amount of Twenty Five Thousand Dollars (\$25,000.00)**, plus reimbursable expenses.

Reimbursable Expenses

Reimbursable expenses, such as printing and overnight delivery are not included in the above professional fees and will be invoices based upon actual costs expended times 1.10. Travel will be charged in accordance with the standard IRS mileage rate.

ADDITIONAL SERVICES AND EXCLUSIONS

Our services are limited to the scope of services described above. If the scopes of the project or our services change, we reserve the right to invoice for additional services. Examples of additional services would include:

- Renderings or models other than those listed.
- Attendance at meetings other than specified herein.
- Assistance with developing zoning amendment criteria.



Proposal for Professional Design and Planning Services
West Chester University Zoning District - Visioning

June 16, 2016
Page 4

TERMS AND CONDITIONS

We can begin performance of our services upon receiving written authorization to proceed. The attached Terms and Conditions of Agreement documents our contract terms and is incorporated into this proposal. If this proposal is acceptable, please acknowledge by signing and returning one original to our office.

We appreciate this opportunity and look forward to working with you. If you have any questions or concerns, please do not hesitate to call.

Respectfully submitted,

Timothy J. Cassidy, PhD, RLA, AICP, ASLA, CDP, Assoc AIA
Principal
Bernardon
A Professional Corporation

TJC/man

Enclosure

Accepted by:

Borough of West Chester

Date

West Goshen Township

Date

TERMS AND CONDITIONS OF AGREEMENT
For Professional Services of Bernardon
June 1, 2016

1. Hourly Rate Schedule

Principal	\$196.00
Associate Principal	\$176.00
Director of Interior Design	\$176.00
Associate	\$160.00
Senior Project Director	\$150.00
Project Director	\$140.00
Project Architect/Project Manager	\$130.00
Architect/Senior Designer	\$120.00
Landscape Architect	\$112.00
Designer III	\$104.00
Designer II	\$ 94.00
Designer I	\$ 84.00
Office Assistant	\$ 72.00

Rates are subject to change annually.

2. Reproductions Expenses

In-house reproduction expenses incurred in the interest of the project will be invoiced as follows:

	<u>B&W</u>	<u>Color</u>
Large Format Printing:		
18x24	\$2.80	\$4.20
24x36	\$3.30	\$7.80
30x42	\$4.00	\$9.40
Standard Printing:		
11x17	\$0.28	\$0.50
8½ x11 Single	\$0.28	\$0.50
8½ x11 Double	\$0.60	\$1.00

Rates are subject to change annually.

3. Invoices

Bernardon will submit monthly invoices for payment, in proportion to services performed, and the Owner shall make payment upon receipt. For any outstanding invoices beyond thirty (30) days of the invoice date, interest will be charged at a rate of 1.5% per month. Reimbursable expenses (such as permits, renderings, prints, reproducibles, additional consultants, UPS, travel, etc.) will be invoiced based upon actual costs expended times a multiplier of 1.10. Travel will be charged in accordance with the standard IRS mileage rate. Within five (5) days of receipt of invoice, Owner shall notify Bernardon in writing of any problems with the services of Bernardon that would limit or impede Owner's ability to remit payment for said services within thirty (30) days.

4. Late Payment

If Owner has not made payment to Bernardon within thirty (30) days, a written reminder will be sent to the Owner requesting payment in full within ten (10) days of the date of said letter. If Bernardon does not receive payment in full from Owner within ten (10) days of the date of said letter, Bernardon reserves the right to discontinue services on the project at the end of the ten (10) day period. Bernardon will discontinue services until outstanding payment issues are resolved. Bernardon discontinuation of services shall be without liability for consequential or other damages resulting from the stoppage.

5. Collection

If it is necessary to enforce collection on any amount past due under this agreement, Bernardon shall be reimbursed for all legal and other reasonable costs related thereto, including attorney's fees, court costs, administrative time and other collection costs.

6. Termination of Agreement

This agreement may be terminated by either party upon seven days' written notice should the other party fail substantially to perform in accordance with its terms through no fault of the party initiating the termination. The Owner, upon at least seven days' notice, may terminate this agreement upon written notice to Bernardon. In the event of termination not the fault of Bernardon, Bernardon shall be compensated for all services performed and reimbursable expenses to termination date.

7. Electronic Media

Electronic media disks of project files, if requested, will be provided at an additional fee and upon execution of a Bernardon-provided disclaimer.

8. Construction

Bernardon will not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, or procedures, nor for safety precautions or programs in connection with the Work, for the acts or omissions of the Contractor, subcontractors, or any other persons performing any of the Work, or for the failure of any of them to carry out the Work in accordance with the Contract Documents; provided, however, Bernardon will promptly inform Owner of any Work which does not conform with the Drawings and Specifications when such non-conformance is observed.

9. Design Without Construction Review

It is agreed that if the professional services of Bernardon do not extend to or include the review or site observation of the Contractor's work or performance, the Owner will defend, indemnify and hold harmless Bernardon from any claim or suit whatsoever. Such claims shall include, but are not limited to payments, expenses or costs involved, arising from or alleged to have arisen from the Contractor's performance or the failure of the Contractor's work to conform to the design intent and the contract documents. Bernardon agrees to be responsible for its employees' negligent acts, errors or omissions, as limited below.

10. Construction Cost

It is recognized that neither the Owner nor Bernardon has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market, or negotiating conditions. Accordingly, Bernardon cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's project budget or from any estimate of construction cost or evaluation prepared or agreed to by Bernardon.

11. Ownership of Documents

Drawings and Specifications as instruments of service are and shall remain the property of Bernardon whether the Project for which they are prepared is executed or not. The Owner will be permitted to retain copies, including reproducible copies, of Drawings and Specifications for information and reference in connection with the Owner's use and occupancy of the Project. The Drawings and Specifications shall not be used on other projects, or for completion for this Project by others, except by agreement in writing and with appropriate compensation to Bernardon.

12. Standard of Care

Notwithstanding any other provisions in this agreement to the contrary, nothing herein contained

shall be construed as: (A) Constituting a guarantee, warranty or assurance, either expressed or implied, that the professional services will yield or accomplish a perfect outcome for the project; or (B) Obligating Bernardon to exercise professional skills and judgment greater than that which can be reasonably expected from other architects under like circumstances; or (C) An assumption by Bernardon to liability greater than or differing from those explicit in this Agreement; or (D) An assumption by Bernardon of the liabilities of any other party.

13. Risk Allocation

The risks have been allocated such that the Owner agrees that to the fullest extent permitted by law, Bernardon's total liability to the Owner for any and all injuries, claims, losses, expenses, damages, or claims expenses arising out of this agreement from any cause or causes shall not exceed the total amount of the fee. Such causes include but are not limited to Bernardon's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

14. Insurance

Workmen's Compensation, Professional Liability and Standard Liability Insurance protect Bernardon. Bernardon will not be responsible for any loss, damage or liability arising from Owner's negligent acts, errors or omissions or those by Owner's consultants, contractors, and agents or from those of any person whose conduct is not within Bernardon's contractual responsibility.

15. Frivolous Suit

In the event the Owner makes a claim or brings an action against Bernardon for any act arising out of the performance of the services hereunder, and the Owner fails to prove such a claim or action, then the Owner shall pay all legal and other costs incurred by Bernardon in defense of such claim or action.

16. Mediation

Claims, disputes, or other matters in question between the parties to this agreement arising out of or relating to this Agreement or breach thereof may, if both parties agree, in writing, be subject to and decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association currently in effect unless the parties mutually agree otherwise.

17. Miscellaneous Provision

The Owner agrees that it will include in their agreement with any Contractor and/or Construction Manager the following clause: The Owner and Bernardon acknowledge that nothing in the Owner's agreement implies any undertaking by Bernardon for the benefit of, or which may be enforced by, the Contractor, or its Sub-Contractors, or the surety of any of them; it being understood that Bernardon's obligations are to the Owner in performing such obligations. Bernardon may increase the burdens and expense of the Contractor, or its Sub-Contractors, or the surety of any of them.

18. Miscellaneous Provision

Unless otherwise specified, the Law of the State or Commonwealth where the project resides shall govern this Agreement. Terms in this Agreement shall have the same meaning as those in AIA Document B101, Standard Form of Agreement Between Owner and Architect, and AIA document A201, General Conditions of the Contract for Construction, current as of the date of this Agreement.

MINUTES

Smart Growth Committee

JUNE 8, 2016

Committee Members: Diane LeBold (Chair)
Bill Scott
Brian Abbott

Department Head: Mike Perrone

1. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda.

No comments from the public.

2. Discuss Food Truck Application Process

Mike Perrone presented the latest version of the proposed food truck registration requirements. The Committee recommended 3-0 to Borough Council to create an ordinance and add additional insurance and indemnification requirements, and to set a date for a public hearing.

3. Discuss lamppost banners promoting Chester County Historical Society's 9-month exhibit of paintings about Humphry Marshall:

Motion: To allow the Chester County Historical Society (CCHS) to install banners that will promote the Adrian Martinez/Humphry Marshall exhibit on existing Borough street poles in the following locations: Gay Street between Matlack & Darlington; High Street between Miner & Evans; Market Street between Matlack & Darlington; and Church Street between Miner & Chestnut, with the responsibility of the CCHS to install, remove, and maintain said banners. Borough Council shall review graphics before final approval.

The Committee recommended 3-0 for Borough Council to approve.

4. Discuss Zoning amendments to MU Zoning District – Update from Diane LeBold

Councilperson Diane LeBold reported on her vision of future development in the MU zoning district. Specifically, requiring all developers to install buildings along the current street and alley grids. The Committee recommended 3-0 to have Mike Perrone provide language to the zoning and land development codes to accomplish this issue, with future zoning standards to be part of a special study area.

5. Discuss Certificates of Appropriateness:
 - a. 13. W. Miner Street
Replace hanging and building mounted signs
 - b. 125-33 N. Church St.
Replace 3 aged wood shingled roofs

- c. 230 W. Market St.
Replace 4 windows on front façade with vinyl inserts
- d. 37 W. Gay St.
Replace hanging sign on front façade and install recycled oil drum design accessory on front façade
- e. 36 S. High Street
Remove deteriorated plywood covering rear façade; replace with vinyl siding. Both windows replaced with fixed safety glass single panels with no divide.
- f. 229 N. Church St.
Replace windows
- g. 21 S. High St.
Move existing hanging sign bracket closer to the alleyway. Bracket will be affixed to building via mortar joints. Sign will be stainless steel
- h. 18 N. Church St.
Install painted steel or iron 42" high double railing to privatize outside seating.

The Committee recommended 3-0 for Borough Council to approve all HARB applications.

6. Discuss draft busking ordinance

Michael Cotter discussed a proposed busking ordinance with the Committee. After the discussion, the Committee recommended to prepare a draft ordinance for the work session next week and set a date for a hearing.

7. Discuss May minutes

The Committee approved the May minutes.

8. Zoning Appeals:

- a. 102 E. Biddle St. install shed and storage area
- b. 130 E. Lafayette St. construct garage and patio
- c. 208 E. Market St. parking variance for mixed use building
- d. 323 E. Gay St. public place of amusement – escape room
- e. 530 E. Union St. parking variance for outdoor play area

After a brief review of the appeals, no action was taken.