

AGENDA

Smart Growth Committee

August 10th, 2016 – 7:30 pm

Committee Members: Diane LeBold (Chair)
Bill Scott
Michael Galey

Department Head: Mike Perrone

1. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda.
2. Discuss Certificates of Appropriateness:
 - a. 233 N. Church Street – Michael Wallacavage
Replace dormer windows on front façade
Approved as presented
 - b. 142 W. Market Street – Brad Markowitz
Install building mounted sign on front façade
Approve with conditions: Sign will be approx.. 1-1/2 brick courses below existing sign and fastened into the mortar joints
 - c. 200 N. Church Street – WC Housing LLC
Install vinyl replacement windows on both Church Street façade and Chestnut Street (this application is retroactive – the vinyl windows have already been installed).
Denied
 - d. 7 W. Gay St. – Calios King
Install new awning cover on existing awning frame
Approve with conditions: Text on apron of awning will say “The Calzone King”
 - e. 122 E. Gay Street – Opa Opa Restaurant
Remove section of kitchen exhaust ductwork at rear of façade and install two new sections
Approve with conditions: Ductwork be installed in either location presented, but shall be painted to match building façade
 - d. 31 S. High Street – Rosana Chiple Law Office
Install 2 hanging signs on existing sign bracket
Approved with conditions: Fields of the signs will be off-white or ivory
3. Discuss July minutes
4. Zoning Appeals: none

Application Number: 2016-33

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

PROJECT ADDRESS: 233 North Church Street

1) *Date of HARB Review: July 28, 2016*

2) *Applicant's Proposal:*

To replace dormer windows on front facade.

3) *Findings:*

The replacement dormer windows will match the original window design.

4) *Recommendations from HARB:*

Approved as presented:

Approved with the following conditions:

Denied:

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

PROJECT ADDRESS: 233 North Church 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: Mike@MikeWall.com

Date application received: 6/23/16 (Office use only.)

Application number: 2016-33

PROPERTY ADDRESS: 233 N. Church St. West Chester Pa 19380

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): Michael Wallacavage

Applicant's Signature: [Signature] Date: 6/23/16

Owner's name (print): Michael Wallacavage

Owner's Signature: [Signature] Date: 6/23/16

*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: 6/23/2016

Application number: 2016-33

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): 233 N. Chord St

Name of business (if applicable): _____

Applicant's name (please print): Michael Wallacavage

Applicant's address (address, city, state, & zip): _____

Applicant's phone number (Day): _____ (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? Vinyl + aluminum casing

4) What is the proposed new material? wood

5) How will it be installed? Timmer Green

6) Are you reusing any historic materials? no

7) If so, what and how? _____

8) What were the old dimensions? Height: 48 x Width: 24 x Depth: 4

9) What are the new dimensions? Height: 48 x Width: 24 x Depth: 4

10) What were the old colors? white

11) What do you propose for the new colors? white to match other existing windows

12) Why do you want to make these changes? cheap + broken windows detract

from the historical integrity. Double hung cover (wood windows will be more appropriate

Date application received: 6/23/2016
Application number: 2016-33

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): 233 N. Church St

Name of business (if applicable): _____

Applicant's name (please print): Michael Wallacarge

Applicant's address (address, city, state, & zip): _____

Applicant's phone number (Day): _____ (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) pointing + mortar
- 2) On how many facades? 1 Front Side Back
- 3) What was the old material? mortar
- 4) What is the proposed new material? mortar 1-1-6 mix
- 5) How will it be installed? Paul's Pointing
- 6) Are you reusing any historic materials? no
- 7) If so, what and how? _____
- 8) What were the old dimensions? Height: _____ x Width: _____ x Depth: _____
- 9) What are the new dimensions? Height: _____ x Width: _____ x Depth: _____
- 10) What were the old colors? subdued grey
- 11) What do you propose for the new colors? match
- 12) Why do you want to make these changes? there are a number of open, loose + cracked stone mortar joints

Proposal

Paul's Pointing, Inc.

Www.Paulspointing.com
paulspointing@verizon.net

Specializing in Brick & Stone Pointing

MWallacavage1

230 N. Thistle Down
Kennett Square, PA 19348

610-633-2510
Fax 610-793-7751

Proposal Submitted to	Michael Wallacavage	Phone	484-947-4975	Date	
Street	233 North Church Street	Job Name	Stone Pointing, Front Elevation.		
City, State and Zip Code	West Chester, Pa 19380	Job Location	Same		
Architect		Date of Plans	06-23-2016	Fax	

Supply labor, and material to;

1. Rake and repoint objectionably open, loose, and cracked stone mortar joints, front elevation of home, at this location.
2. This includes; total joints between front door, and neighbor's (connected), patio door, 1st floor.
3. Mortar color, and joint tooling profile, (subdued raised ribbon), to replicate existing. Mortar to be 1-1-6 mix.
4. Reset all loose stone.
5. Restoration wash new pointing, to remove excess mortar from stone.
6. Scaffolding, and ladders to be utilized. Safety precautions to be taken. OSHA standards to apply.
7. Area to be cleaned of all work debris, at completion, and removed.
8. Insurances, and references upon request. Pa contractor's #PA050941
9. Customer to supply water, and electricity.
10. Customer to supply permit from HARB.

We Propose

hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Total Project

~~One Thousand Five Hundred and Fifty Dollars~~

Dollars ~~TS 1500.00~~

Payment to be made as follows: At completion of work.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over an above the estimate. All agreements contingent upon strikes, lockouts or delays beyond our control. Owner to carry fire, theft and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Paul Steiner

Note: This proposal may be withdrawn by us if not accepted by 06/23/2017

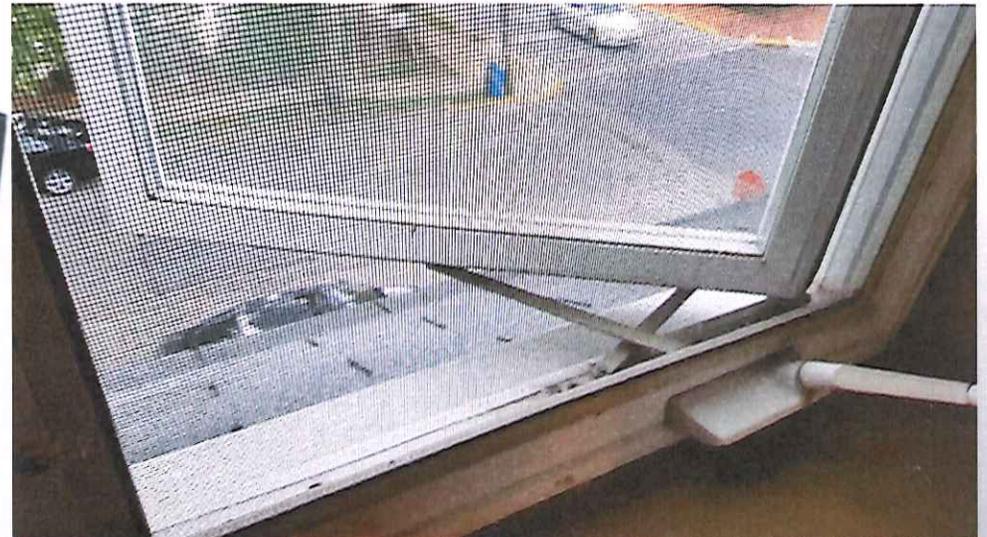
Acceptance of Proposal

Signature _____

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____



Application Number: 2016-34

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

PROJECT ADDRESS: 142 West Market Street

1) *Date of HARB Review: July 28, 2016*

2) *Applicant's Proposal:*

To install a building mounted sign on the front facade.

3) *Findings:*

All Board members agreed the sign was appropriate and only noted that the sign should be installed a little lower on the wall than the graphics indicated.

4) *Recommendations from HARB:*

Approved as presented:

Approved with the following conditions:

The sign will be set approximately 1-1/2 brick courses below the existing sign and fastened into the mortar joints.

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

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

PROJECT ADDRESS: 142 West Market 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: _____

Date application received: (Office use only.)
7/12/2016

Application number: 2016-34

PROPERTY ADDRESS: 142 W. Market Street, West Chester 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.

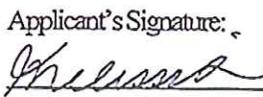
2) Please indicate which items you are submitting with your application form. Do not submit originals, since these will be kept by the HARB for its official archives.

- 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.

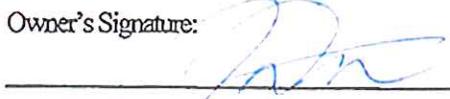
All sketches, elevations, and plans must be signed by the preparer(s).

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): MELISSA MARKOWITZ BRADFORD A. MARKOWITZ

Applicant's Signature:  Date: 6/30/16

Owner's name (print): TURKEY LANE INDUSTRIAL PARK

Owner's Signature:  Date: 6/30/16
Property Manager
William S. ...

*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: 7/12/2016

Application number: 2016-34

SECTION #1 / SIGNS

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

Location of project (address): 142 W. Market Street

Name of business (if applicable): _____

Applicant's name (please print): Brad & Melissa Markowitz

Applicant's address (address, city, state, & zip): 504 Raymond Dr.

West Chester, PA 19380

Applicant's phone number (Day): 610-842-0828 (Evening): same

Owner's name (if different from applicant's): William Wood III

Owner's address (address, city, state, & zip): 120 W. Market St

West Chester, PA 19382

Owner's phone number (Day): 610-692-3966 (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? NO
 - 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: Wooden sign with black lettering & blue background
 - 6) Is there new illumination? NO Fixture type? NONE
How will it be mounted? Directly onto facade with screws
 - 7) Sign Dimensions: Height: 12" x Width: 24" x Depth: _____
 - 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: blue/black
 - 13) Message: Bradford A Markowitz, LPC Melissa Markowitz, LCSW
 - 14) Lettering style: please note that the historic preference is for any "serif" type: NOVECENTO normal
- Please be sure to attach sample of sign wording in chosen lettering style.

John Strickland II
PA/DE Certified General Appraiser

William S. Wood III
PA Certified General Appraiser
Broker of Record

Mary Kay Sweeney
Office Manager

WILLIAM WOOD COMPANY, LLC
120 West Market Street
West Chester, Pennsylvania 19382
610-692-3966
Fax 610-692-8325

David E. Adams
Kimberlee A. Baker
Heidi S. Phillips
Timothy J. Minge
Timothy C. Graham
Sean P. Howley

Melissa Markowitz
142 West Market Street
Suite 3A
West Chester, PA 19382

June 16, 2016

Re: Signage at 142/144 West Market Street

Ms. Markowitz,

Per the terms of the lease you are authorized by the owners of the above named property to place a business sign at the property provided that such sign is in compliance with the Borough of West Chester's ordinances and does not adversely impact safe ingress or egress or interfere with the signage of other tenants.

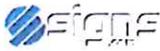
We look forward to your tenancy and hope that this office serves your needs for years to come.

Sincerely,



William S. Wood III
Property Manager
Turner Lane Industrial Park

Hi, Bradford — My Designs 2 Cart 1 Pricing (888) 222-4029



Products

Industries

Search Templates



Design Your Sign

**ORDER TODAY
SHIPS TOMORROW**
ORDER BY 5PM EST
7 hours & 7 minutes until next cutoff [DETAILS](#)

Sign Type

Standard Sizes

Custom Size

Wooden Sign

W 24 H 12 In. ft.

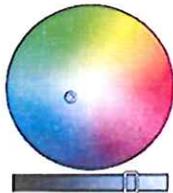
Design Tools

- Add Text
- Center Vertical
- Bring Forward
- Upload Image
- Center Horizontal
- Send Backward
- Undo
- Delete Selection
- Duplicate Selection

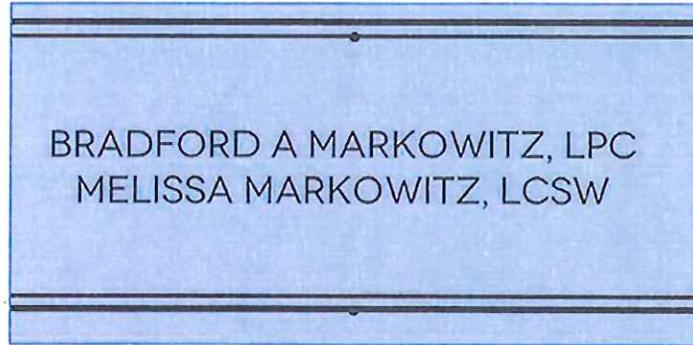
Color

Recent Colors

Advanced Colors



Hex number #8DACC3
Related colors



Free Design Help Share Design View Proof Save Design

Options

- Cut: Standard
- Drilled Holes: Top & Bottom Center
- Printed Sides: Single Sided

Quantity	Price
1	\$92.50

Clip Art

Advanced tools

Buy more, save more!

- 2 for \$86.43 ea. Save 7%
- 5 for \$76.89 ea. Save 17%
- 10 for \$71.69 ea. Save 23%
- 15 for \$68.22 ea. Save 26%

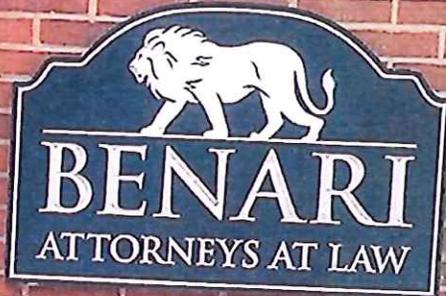
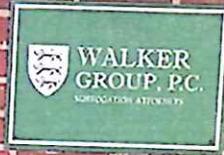
Your trusted, custom signage provider.



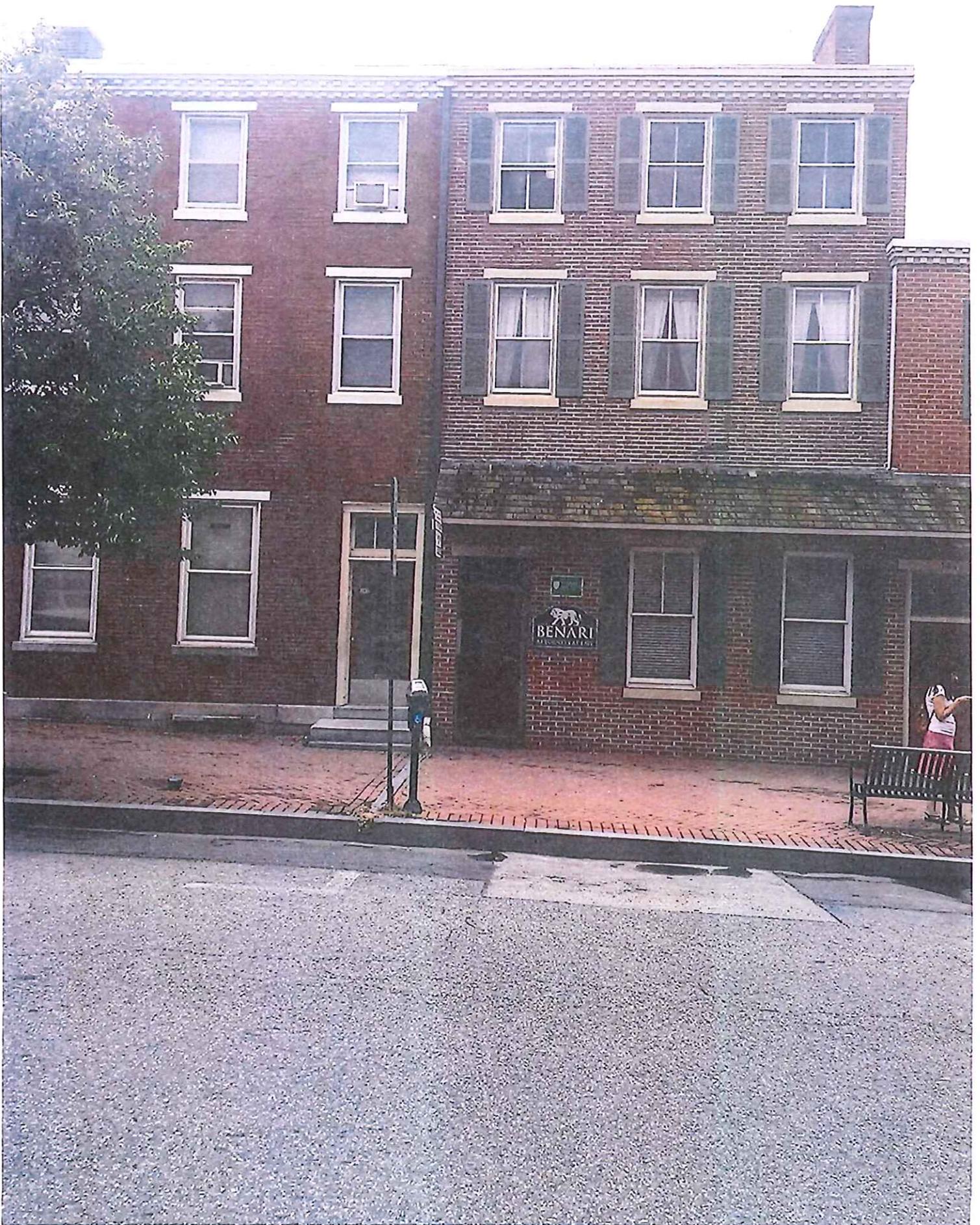
VISA MasterCard DISCOVER AMEX

Company	Resources	Support	Shop	Community
About	FAQ	Contact Us	Sign Types	Signs.com Blog
News	Design Services	How Tos	Templates	
Policies	Giving Back	Careers	Price Calculator	

142



proposed location





142


BENARI
ATTORNEYS AT LAW


BENARI
ATTORNEYS AT LAW

142


0201

Application Number: 2016-36

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester

Historical and Architectural Review Board

PROJECT ADDRESS: 200 North Church Street

1) ***Date of HARB Review: July 28, 2016***

2) ***Applicant's Proposal:***

To install vinyl replacement windows on both Church Street façade and Chestnut Street façade (this application is retroactive – the vinyl windows have already been installed).

3) ***Findings:***

All Board members agreed that as per HARB guidelines and all precedents, vinyl replacement windows of original wood sash cannot be recommended for approval by the Board. Original wood windows had been one-over-one light sash on the Church Street façade and six-over-six light sash on the Chestnut Street façade, and replacements should not only have been wood, but should also follow that light pattern. The applicant understood the disposition of the HARB and noted that he was not aware of the requirement for approval prior to replacing the windows.

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

Approved as presented:

Approved with the following conditions:

X Denied: *Vinyl windows are not appropriate replacement windows within the Historic District.*

Application Number: 2016-36

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

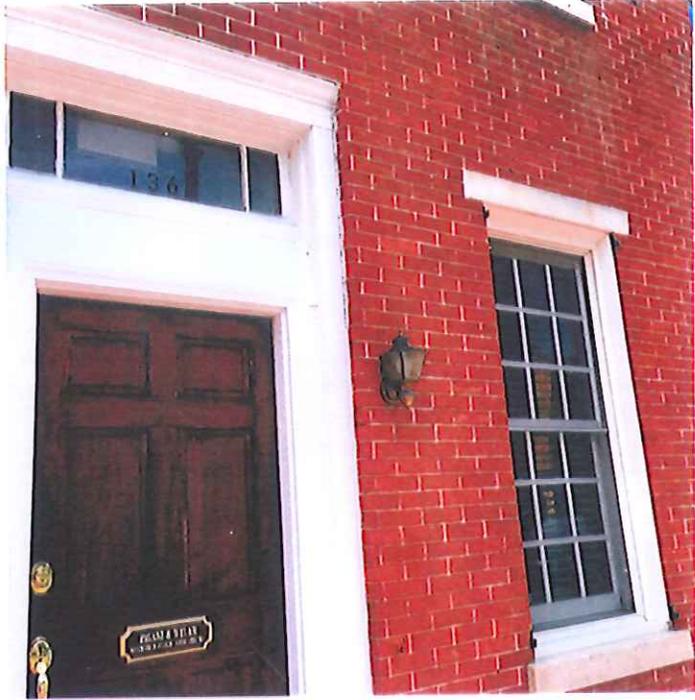
PROJECT ADDRESS: 200 North Church Street

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: _____



136 N.
Church



200 N.
Church



APPLICANT'S EMAIL ADDRESS REQUIRED: NRDEVELOPMENT@GMAIL.COM

Date application received: 7-18-16 (Office use only.)

Application number: 2016 - 36

PROPERTY ADDRESS: 200 N. Church 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.

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- 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.

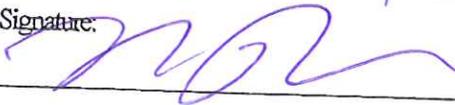
2) *Please indicate which items you are submitting with your application form. Do not submit originals, since these will be kept by the HARB for its official archives.*

- 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): NEILL REIDY

Applicant's Signature: 

Date: 7/18/16

Owner's name (print): WC HOUSING, LLC

Owner's Signature: 

Date: 7/18/16

*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: _____

Application number: _____

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): 200 N. Church St.

Name of business (if applicable): N/A

Applicant's name (please print): NEILL REIDY

Applicant's address (address city, state, & zip): 256 Eagleview Blvd. Exton, PA 19341

Applicant's phone number (Day): 484-486-4590 (Evening): 484-486-4590

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

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

Owner's phone number (Day): see above (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? 2 Front Side Back
- 3) What was the old material? Wood
- 4) What is the proposed new material? Vinyl
- 5) How will it be installed? Replacement
- 6) Are you reusing any historic materials? No
- 7) If so, what and how? _____
- 8) What were the old dimensions? Height: 70 x Width: 34 x Depth: _____
- 9) What are the new dimensions? Height: 70 x Width: 34 x Depth: _____
- 10) What were the old colors? White
- 11) What do you propose for the new colors? White
- 12) Why do you want to make these changes? Changes were made Early 2013 due to ROTTEN windows.

Neill Reidy
256 Eagleview Blvd
Suite 265
Exton, PA 19341
484-486-4590
nrdevelopment@gmail.com

July 18, 2016

To Whom It May Concern,

Please accept this letter as part of my "Section #3 - Repair" application for the property located at 200 N. Church St., West Chester PA 19380.

In a recent letter from the WC Codes Department (attached) on July 7, 2016 it was advised that an application be submitted to West Chester HARB in regards to replacement windows installed at 200 N. Church Street, West Chester PA. Unfortunately, I was unaware of the required HARB recommendation when replacing the windows. The project was completed several years ago due to severe window sash rot.

I would like to humbly and respectfully share several facts to support my request to keep the existing windows in place at the property.

1. Vinyl and aluminum windows already existed in a portion of the property prior to new ownership in 2012.
2. Property was purchased as-is, in disrepair in 2012 with **incorrect** information related to the building being in a historical district. For your reference I have included a copy of the real estate disclosure, see line #250.
3. The adjoining historic building at 202 N. Church St. has similar vinyl replacement windows. (photo attached)
4. Building across the street at 136 N. Church St. has similar vinyl windows installed. (photo attached)
5. A letter was received from WC Codes office on Jan. 6th, 2016 requesting replacement of a broken window. No mention was made of HARB appropriateness.

6. I would like to minimize further disruption to the building and instead focus on the recent recommendations made by the code office to remedy peeling exterior paint on over 20 windows and doors.

I greatly appreciate your consideration and am looking forward to meeting you in person at the next HARB meeting at the end of July.

Sincerely,

A handwritten signature in blue ink, appearing to read "Neill Reidy", followed by the date "7/18/16". The signature is fluid and cursive.

Neill Reidy

Manager



202
N. Church



200 N.
Church



136 N.
Church





Department of Building, Housing & Codes Enforcement
Regulations for the Protection of Public Health, Safety and Welfare

401 East Gay Street ▪ West Chester, Pennsylvania 19380
610-696-1773 ▪ Fax: 610-692-7958 ▪ web: www.west-chester.com

July 7, 2016

WC Housing LLC
256 Eagleview Blvd., Ste. 265
Exton, PA 19341

Re: 200 North Church Street; West Chester, Pennsylvania

Dear WC Housing LLC,

An inspection was conducted at your property, 200 North Church Street, West Chester, Pennsylvania on July 6, 2016. At that time, it appears new windows were installed without the recommendation of HARB and a Certificate of Appropriateness issued by Borough Council.

Please be advised this is a violation of the Borough of West Chester Code, Chapter 112, Section 112-53 E. Upon receipt of this Notice, you have thirty (30) days (**or no later than Monday, August 8, 2016**) to make application to the HARB for the new windows.

The recipient of this Notice has the right to Appeal to the Zoning Hearing Board within thirty (30) days, in accordance with the Pennsylvania Municipalities Planning Code and the Rules and Regulations of the Borough of West Chester Zoning Hearing Board.

Failure by you to comply with this Notice within the time specified, unless extended by appeal to the Zoning Hearing Board, constitutes a violation and may force the Borough to institute appropriate action or proceedings to prevent, restrain, correct or abate stated violation. In addition, any person, partnership or corporation who or which has violated or permitted the violation of the provisions of any Zoning Ordinance enacted by law, shall, upon being found liable therefore in a Civil Enforcement Proceeding commended by a Municipality, pay Judgment of not more than five hundred dollars (\$500.00) a day, plus all court costs, including reasonable Attorney's Fees incurred by the Borough as results thereof.

Respectfully,

Kathy Brooks
Codes Enforcement Officer
Borough of West Chester
610.436.1350

Certified Mail# 9590 9403 0758 5196 4295 57

**Letter sent via Certified Mail on July 7, 2016*

SEE LINE # 250

COMMERCIAL PROPERTY INFORMATION SHEET

CPI

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 PROPERTY 200 N. Church St.
2 West Chester, PA 19380

3 OWNER Elaine P Heins

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties that a buyer
5 may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing real estate broker (Agent for
6 Owner), any real estate broker, or their agents.

7 Property Type: Office Retail Industrial Multi-family Land Institutional
8 Hospitality Other: commercial/multi family

9
10 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the
11 construction and conditions of the Property and its improvements, except as follows:

12
13 2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No

14 If no, when did you last occupy the Property?

15 3. DESCRIPTION

16 A. Land Area:

17 B. Dimensions:

18 C. Shape:

19 D. Building Square Footage: 3926

20 4. PHYSICAL CONDITION

21 A. Age of Property: 87 Additions:

22 B. Roof Unknown

23 1. Age of roof(s):

24 2. Type of roof(s): tin

25 3. Has the roof been replaced or repaired during your ownership? Yes No

26 4. Has the roof ever leaked during your ownership? Yes No

27 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No

28 Explain any yes answers you give in this section: Upper roof spot repaired, located by corner down spout.

29 Upper roof towards front edge near soffit repaired. Lower roof repaired.

30
31 C. Structural Items, Basements and Crawl Spaces

32 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No

33 2. Does the Property have a sump pump? Yes No

34 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?

35 Yes No

36 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other

37 structural components? Yes No

38 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person

39 by whom any repairs were done, if known: Upper roof leak occurred 2002. Water leaked in third floor unit

40 kitchen. Wall repaired by general contractor. Lower roof leaked 2009 affected unit #2

41 Repair done by Springer Brothers. Lower roof repair in 2011 by Keith Ennis.

42 D. Mechanical Systems

43 1. Type of heating: Forced Air Hot Water Steam Radiant

44 Other:

45 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant

46 Other types of heating systems or combinations:

47
48 3. Are there any chimneys? Yes No If yes, how many? 2

49 Are they working? Yes No When were they last cleaned?

50 4. List any buildings (or areas in any buildings) that are not heated: basement

51
52 5. Type of water heater: Electric Gas Oil Capacity:

53 Other:

54
55 Buyer Initials: EPH CPI Page 1 of 6 Owner Initials: EPH

6 Pennsylvania Association of REALTORS® COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2004 10/04

7 Malvern/Paoli Home Marketing Center 49 East Lancaster Avenue Malvern, PA 19355 Elaine Heins

8 Phone: (610)647-2600 Fax: (610)648-0201 Deirdre Conwell

- 56 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 57 Other: _____
 58 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 59 If yes, explain: some radiators are stuck in open position
 60
 61 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
 62 List any buildings (or areas of any buildings) that are not air conditioned: _____
 63
 64 9. Type of electric service: 220 AMP 220 Volt 3-phase 1-phase KVA: _____
 65 Other: _____
 66 Transformers: _____ Type: _____
 67 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____
 68
 69 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
 70 If yes, explain: _____
 71 _____
 72 _____

- 73 E. Site Improvements
 74 1. Are you aware of any problems with storm-water drainage? Yes No
 75 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on
 76 the Property? Yes No
 77 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person
 78 by whom any repairs were done, if known: _____
 79 _____
 80 _____

- 81 F. Other Equipment
 82 1. Exterior Signs: Yes No How many? 1 Number Illuminated: _____
 83 2. Elevators: Yes No How many? _____ Cable Hydraulic rail
 84 Working order? Yes No Certified through (date) _____ Date last serviced _____
 85 3. Skylights: Yes No How many? 1
 86 4. Overhead Doors: Yes No How many? _____ Size: _____
 87 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
 88 6. At grade doors: Yes No How many? _____
 89 7. Are you aware of any problems with the equipment listed in this section? Yes No
 90 If yes, explain: Bilco door stairs are in disrepair.
 91 _____
 92 _____

- 93 G. Fire Damage
 94 1. To your knowledge, was there ever a fire on the Property? Yes No
 95 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
 96 If yes, explain location and extent of damage: _____
 97

- 98 H. Are you aware of any problems with water and sewer lines servicing the Property? Yes No
 99 If yes, explain: _____
 100 _____

- 101 I. Alarm/Safety Systems
 102 1. Fire: Yes No In working order? Yes No
 103 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
 104 2. Fire extinguishers: Yes No
 105 3. Smoke: Yes No In working order? Yes No
 106 4. Sprinkler: Yes No Inspected/certified? Yes No
 107 Wet Dry Flow rate: _____
 108 5. Security: Yes No In working order? Yes No
 109 If yes, connected to: Police Department Yes No Monitoring Service Yes No
 110 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
 111 If yes, explain: _____
 112 _____

- 113 5. ENVIRONMENTAL
 114 A. Soil Conditions
 115 1. Are you aware of any fill or expansive soil on the Property? Yes No
 116 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
 117 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the
 Property? Yes No

118 Buyer Initials: WMA CPI Page 2 of 6 Owner Initials: ELH

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3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
 Yes No

Explain any yes answers you give in this section: _____

B. Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?

- Asbestos material: Yes No
- Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No
- Discoloring of soil or vegetation: Yes No
- Oil sheen in wet areas: Yes No
- Contamination of well or other water supply: Yes No
- Proximity to current or former waste disposal sites: Yes No
- Proximity to current or former commercial or industrial facilities: Yes No
- Proximity to current, proposed, or former mines or gravel pits: Yes No
- Radon levels above 4 picocuries per liter: Yes No
- Use of lead-based paint: Yes No

Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.

Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No

If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____

Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No

If yes, list all available reports and records: _____

2. To your knowledge, has the Property been tested for any hazardous substances? Yes No

3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground

Total number of storage tanks on the Property: 1 Aboveground _____ Underground _____

Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No

If no, identify any unregistered storage tanks: oil tank for oil burner

Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No

Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank?

Yes No

Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? Yes No Explain: _____

Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?

Yes No If yes, have you reported the release to and corrective action to any governmental agency? Yes No

Explain: _____

4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No

Explain any yes answers you give in this section: _____

C. Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property? Yes No

2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No

3. Is the Property currently under contract by a licensed pest control company? Yes No

4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No

Explain any yes answers you give in this section: _____

D. Natural Hazards/Wetlands

1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No

2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No

3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No

Explain any yes answers you give in this section: _____

182 Buyer Initials: WML

Owner Initials: EPT

83 6. UTILITIES

84 A. Water

85 1. What is the source of your drinking water? Public Community System Well on Property

86 Other: _____

87 2. If the Property's source of water is not public:

88 When was the water last tested? _____

89 What was the result of the test? _____

90 Is the pumping system in working order? Yes No

91 If no, explain: _____

92 3. Is there a softener, filter, or other purification system? Yes No

93 If yes, is the system: Leased Owned

94 4. Are you aware of any problems related to the water service? Yes No

95 If yes, explain: _____

96 B. Sewer/Septic

97 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system

98 If on-site, what type? Cesspool Drainfield Unknown

99 Other (specify): _____

100 2. Is there a septic tank on the Property? Yes No Unknown

101 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown

102 Other (specify): _____

103 3. When was the on-site sewage disposal system last serviced? _____

104 4. Is there a sewage pump? Yes No

105 If yes, is it in working order? Yes No

106 5. Are you aware of any problems related to the sewage system? Yes No

107 If yes, explain: _____

108 C. Other Utilities

109 The Property is serviced by the following: Natural Gas Electricity Telephone

110 Other: _____

111 7. TELECOMMUNICATIONS

112 A. Is a telephone system included with the sale of the Property? Yes No

113 If yes, type: _____

114 B. Are ISDN lines included with the sale of the Property? Yes No

115 C. Is the Property equipped with satellite dishes? Yes No

116 If yes, how many? 1 Location: on lower roof

117 D. Is the Property equipped for cable TV? Yes No

118 If yes, number of hook-ups: 3 Location: each unit

119 E. Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No

120 Does the Property have T1 or other capability? Yes No

121 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

122 A. Compliance, Building Codes & OSHA

123 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No

124 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No

125 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No

126 4. Do you know of any OSHA violations concerning this Property? Yes No

127 5. Do you know of any improvements to the Property that were done without building or other required permits? Yes No

128 Explain any yes answers you give in this section: _____

129 B. Condemnation or Street Widening

130 To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? Yes No

131 If yes, explain: _____

132 C. Zoning

133 1. The Property is currently zoned commercial by the _____

134 (county, ZIP) Chester 19380

135 2. Current use is: conforming non-conforming permitted by variance permitted by special exception

136 3. Do you know of any pending or proposed changes in zoning? Yes No

137 If yes, explain: _____

246 Buyer Initials: WMA

Owner Initials: ELH

#250

- 247 D. Is there an occupancy permit for the Property? Yes No
- 248 E. Is there a Labor and Industry Certificate for the Property? Yes No
- 249 If yes, Certificate Number is: _____
- 250 F. Is the Property a designated historic or archeological site? Yes No
- 251 If yes, explain: _____

252 9. LEGAL/TITLE ISSUES

- 254 A. Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
- 255 B. Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? Yes No
- 256 C. Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? Yes No
- 257
- 258
- 259
- 260 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No
- 261
- 262
- 263 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
- 264 F. Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No
- 265 G. Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? Yes No
- 266
- 267 H. Are you aware of any insurance claims filed relating to the Property? Yes No
- 268 Explain any yes answers you give in this section: _____
- 269
- 270

271 10. RESIDENTIAL UNITS

272 Is there a residential dwelling unit located on the Property? Yes No If yes, number of residential dwelling units: 3

273 Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

274 11. TENANCY ISSUES

- 276 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
- 277 B. Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
- 278 C. Are there any tenants for whom you do not currently have a security deposit? Yes No
- 279 D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No
- 280 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
- 281 F. Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease terms, etc.)? Yes No
- 282 G. Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months? Yes No
- 283 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
- 284 I. Are you currently involved in any type of dispute with any tenant? Yes No
- 285 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary: _____
- 286
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- 290

291 12. DOMESTIC SUPPORT LIEN LEGISLATION

292 Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? Yes No

293 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number: _____

294

295

296

297

298 13. LAND USE RESTRICTIONS OTHER THAN ZONING

299 A. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No

300 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of

301 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled

302 in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property

303 and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may

304 result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid under the program and the

305 taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the

306 Property was enrolled in the program, limited to the past 7 years.

307

308 Buyer Initials: WHL

Owner Initials: SPH

109 B. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.)
110 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,
111 or open spaces uses)? Yes No

112 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an
113 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and
114 county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants
115 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the
116 covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes
117 paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the
118 Property was subject to the covenant, limited to the past 5 years.

119 C. Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space,
120 that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No

121 Explain any yes answers you give in this section: _____
122 _____
123 _____

124 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION**

125 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other
126 equipment, pest control). Attach additional sheet if necessary: n/a
127 _____
128 _____
129 _____

130 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm
131 system, sprinkler system, fire/smoke). Attach additional sheet if necessary: Vector Security (Fire): 1-800-252-7612
132 _____
133 _____
134 _____

135 C. Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage,
136 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: Phone: Verizon, Electric: PECO
137 Water: Aqua, Oil: Superior Plus Energy Svc.: 1-800-627-HEAT
138 _____
139 _____
140 _____

141
142
143
144 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's knowledge. Owner
145 permits Broker to share information contained in this document with prospective buyers/tenants and other real estate licensees. OWNER ALONE IS
146 RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Owner will notify Broker in writing of
147 any information supplied on this form which is rendered inaccurate by a change in the condition of the Property following completion of this form.

148
149 OWNER Elaine P. Heins DATE June 26, 2012
150 Elaine P Heins

151
152 OWNER _____ DATE _____
153

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155 OWNER _____ DATE _____
156

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159 BUYER Walter L. Perri DATE 7-13-12
160

161
162 BUYER _____ DATE _____
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164
165 BUYER _____ DATE _____
166

167

Application Number: 2016-37

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 7 West Gay Street

1) *Date of HARB Review: July 28, 2016*

2) *Applicant's Proposal:*

To install a new awning cover on an existing awning frame.

3) *Findings:*

The new awning cover will fit over the existing awning frame and will include the company logo on the top face of the awning and the phrase "The Calzone King" on the awning apron.

4) *Recommendations from HARB:*

Approved as presented:

X Approved with the following conditions: The text on the apron of the awning will say "The Calzone King".

Denied:

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

PROJECT ADDRESS: 7 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: _____

Dana DiDomenico

From: Jason Griffin <caliosking@gmail.com>
Sent: Thursday, July 28, 2016 5:34 PM
To: Dana DiDomenico
Subject: Fwd: 7 West Gay
Attachments: 025688 - Calios Signage - West Chester PA.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: Reed Slogoff <rjs@pearl-properties.com>
Date: July 28, 2016 at 3:23:47 PM EDT
To: "caliosking@gmail.com" <caliosking@gmail.com>
Subject: 7 West Gay

We are the property owner for the above property. Calios Pizza is our new tenant.

I understand that Calios is seeking approval from the West Chester HARB for its new proposed awning (as shown on the attached file). By this email I am confirming our approval of Calios' proposed new awning as shown on the attachment to this email. Feel free to call me any time with questions.

Reed

Reed J. Slogoff
Pearl Properties
1425 Walnut Street
Philadelphia, PA 19102
(215) 568 0500 (o)
(610) 529 4670 (m)

(Office use only.)

Date application received: 7/18/16

Application number: 2016-37

PROPERTY ADDRESS: 7 W. 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): Jason Griffin

Applicant's Signature: Jason Griffin

Date: 7/12/16

Owner's name (print): Jason Griffin

Owner's Signature: Jason Griffin

Date: 7/12/16

*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.

Email: CarolusKing@gmail.com

Date application received: 7/18/16

Application number: 2016-37

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): 7 W. Gay Street

Name of business (if applicable): Carios

Applicant's name (please print): Jason Griffin

Applicant's address (address city, state, & zip): 469 Summit house West Chester, PA 19382

Applicant's phone number (Day): N/A (Evening): 607.745.8825

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

Owner's address (address, city, state, & zip): 469 Summit house West Chester, PA 19382

Owner's phone number (Day): N/A (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? one
- 3) On how many facades? One Front Side Back
- 4) Material: give a thorough description of the type and style to be used. Sunbrella Industry Standard Covering of fabric.

5) How will it be mounted? Screwed into mortar joints as is currently.
(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)? Reusing frame

7) Is there new canopy or awning illumination? Fixture type? No

How will it be mounted? As is currently.

8) Canopy or Awning Dimensions: Height: 72 in. x Width: 24 ft. x Depth: 42 in.

9) What is the height from the sidewalk to the bottom of the canopy or awning? 8'-5"
(Current Borough code requires a minimum height of 8'-0" to bottom of awning or canopy.)

10) Colors: Black awning - Red/White Graphics

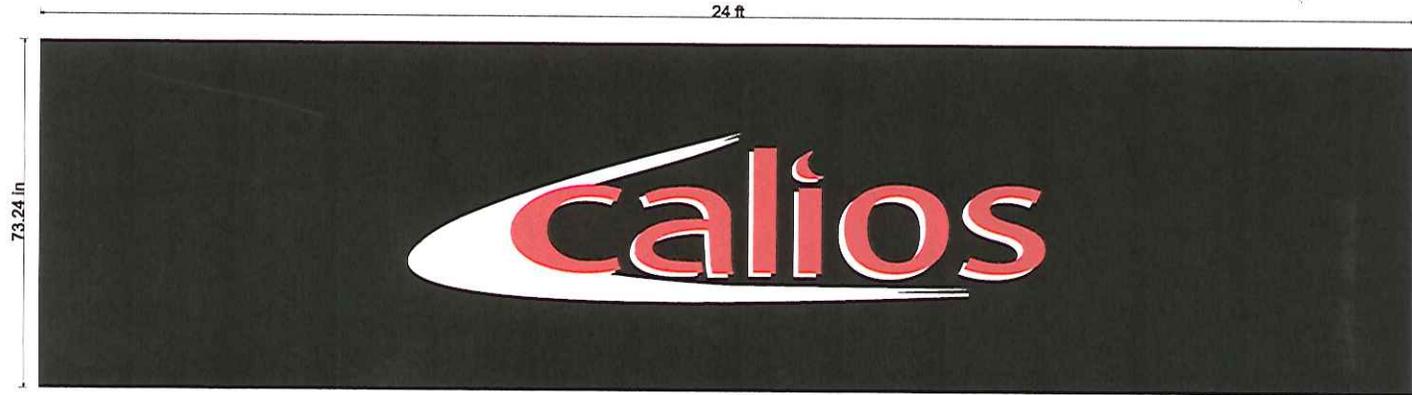
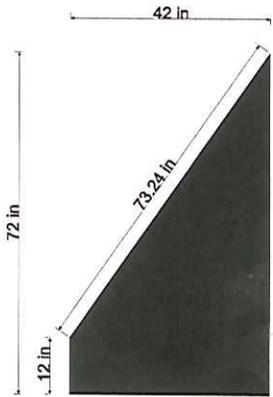
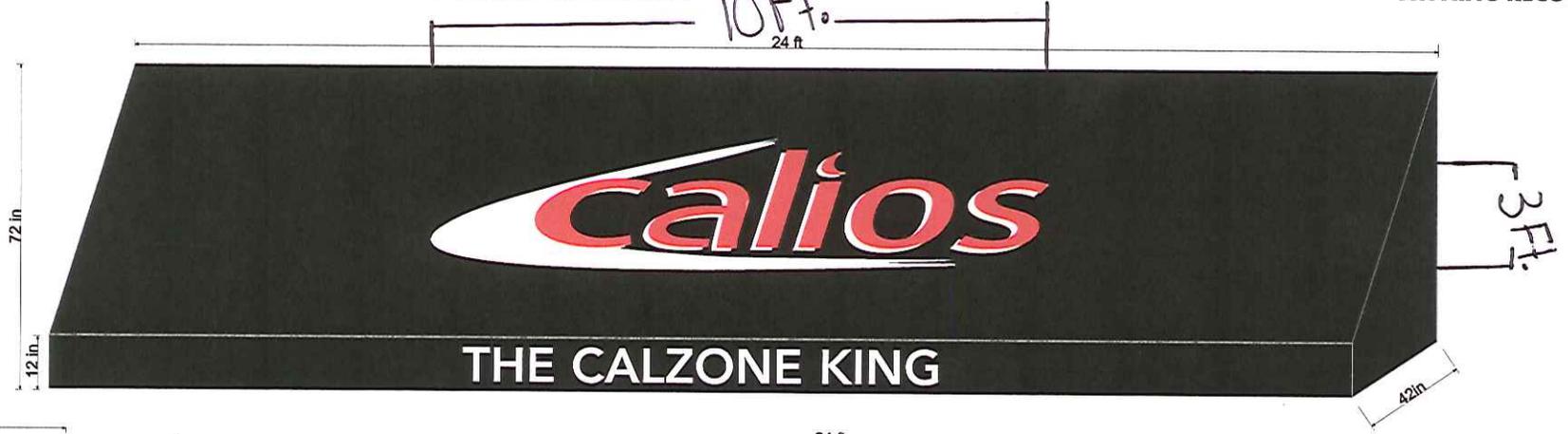
11) Message: Carios Logo - Free Delivery 'Til 4AM Or Later

12) Lettering style: please note that the historic preference is for any "serif" type. As seen in Sample
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

AWNING RECOVER

10 Ft
24 ft



KC SIGN
& Awnings

Design • Build • Installation • Service

CUSTOMER NAME

Calios

SITE ADDRESS

7 W. Gay Street
West Chester, PA 19382

ORDER NUMBER

025688

PAGE NUMBER

1

Sign Description:

THIS IS AN ORIGINAL UNPUBLISHED DRAWING, CREATED BY KC SIGN CO. IT IS SUBMITTED FOR YOUR APPROVAL, IN CONNECTION WITH A PROJECT BEING PLANNED BY KC SIGN CO. IT IS FOR YOUR EXCLUSIVE USE, IT IS NOT TO BE USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION. THIS DRAWING IS PROPERTY OF KC SIGN CO.

DATE SALESMAN DESIGNER

07.12.16 BCJ SH

KC SIGN - CORPORATE OFFICES

142 Conchester Hwy
Aston, PA 19014
Ph: 610-497-0111
Fax: 610-497-0110
E-mail - info@kcsignco.com

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 RENDITIONS TO THE ACTUAL COLORS AVAILABLE.

Application Number: 2016-38

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: July 28, 2016*

2) *Applicant's Proposal:*

To remove a section of kitchen exhaust ductwork at the rear of the façade and install two new sections of ductwork in the same location that will vent beyond the roofline.

3) *Findings:*

The existing kitchen ductwork extends to the roofline at an inside corner of the building façade, and is tight to the property line. Two vents are now needed, and if they can fit along the same wall, they will extend to the roofline in the same location and there will be no visible change from the alley view. If the two ducts cannot fit side by side along the west wall of the building, the second duct will be installed between two windows on the rear (south) façade and will extend to the roofline. The view of the building from the alley is limited to an oblique view between two carriage houses that front on the alley. The ductwork can also be painted out to blend in with the building façade.

4) *Recommendations from HARB:*

Approved as presented:

X Approved with the following conditions: The ductwork may be installed in either location presented, but shall be painted to match the building façade.

Denied:

Application Number: 2016-38

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

PROJECT ADDRESS: 122 East 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: 7-18-2016
Application number: 2016 - 38

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
 MODIFIED PHOTO
 Plot or site plans
 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: 07-18-2016

Owner's name (print): STAN ZUKIN

Owner's Signature:  _____ Date: 07-18-2016

*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: _____

Application number: _____

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

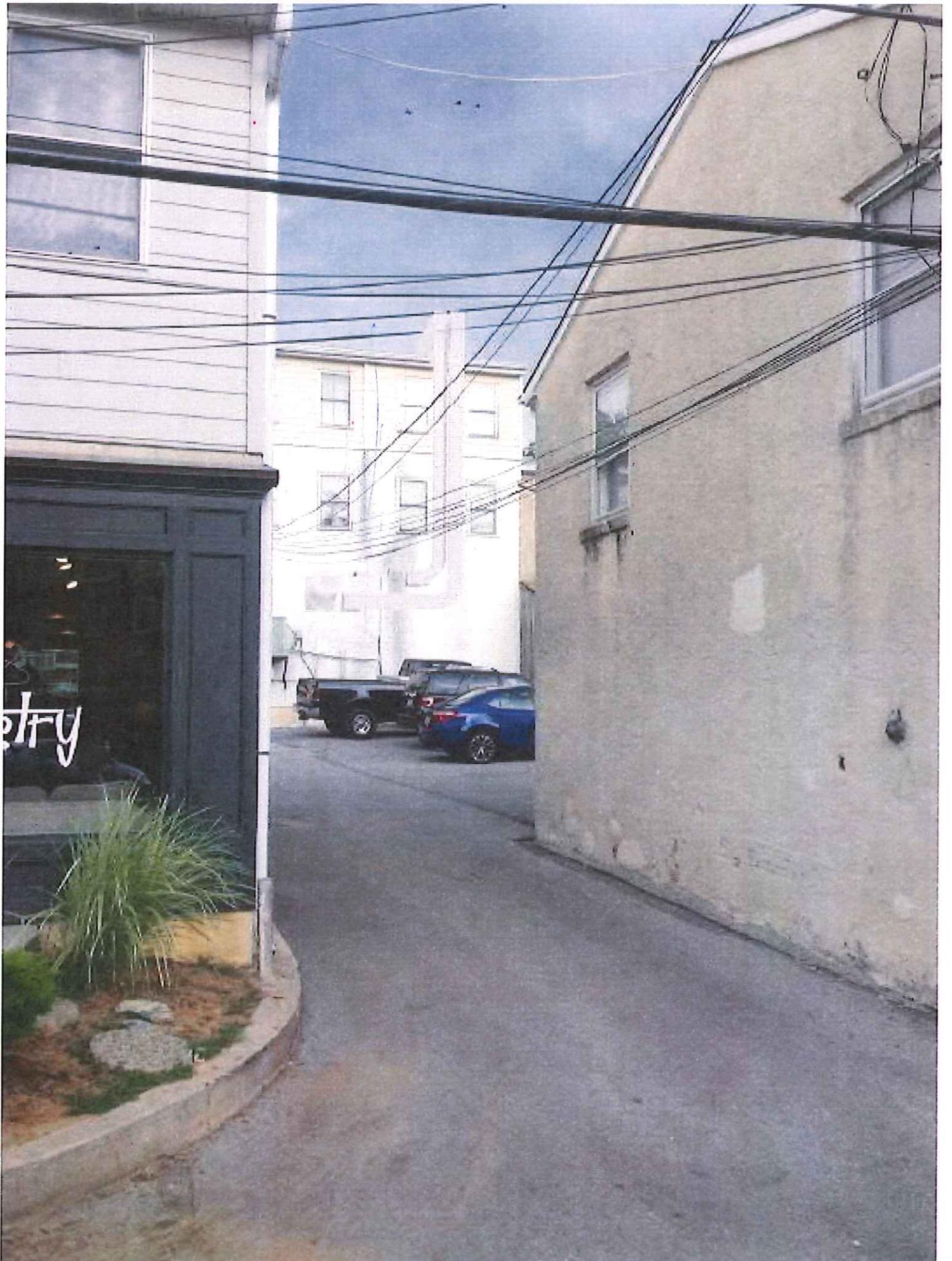
Owner's address (address, city, state, & zip): 121 E GAY STREET

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) EXTERIOR DUCTWORKS
- 2) On how many facades? ONE Front Side Back
- 3) What was the old material? _____
- 4) What is the proposed new material? SHEET METAL
- 5) How will it be installed? METAL STRAPS SECURED TO FACADE
- 6) Are you reusing any historic materials? NA
- 7) If so, what and how? _____
- 8) What were the old dimensions? Height: _____ x Width: _____ x Depth: _____
- 9) What are the new dimensions? Height: _____ x Width: _____ x Depth: _____
- 10) What were the old colors? _____
- 11) What do you propose for the new colors? _____
- 12) Why do you want to make these changes? NEEDS TO PROVIDE VENTILATION FOR NEW CAFE PROPOSED FOR THIS LOCATION







greg radford
ra, leed ap, ncarb
211 west chestnut street
west chester, pa 19380
CELL PHONE #: (610) 535 7267



GREG @ GARCHNET

OPA OPA CAFE EXISTING ALLEY VIEW
122 E GAY STREET

07-28-16
SK1



greg radford
ra, leed ap, ncarb

211 west chestnut street
west chester, pa 19380
CELL PHONE # (610) 909 7267



GREG & GARCH.NET

OPA OPA CAFE ALLEY VIEW OPT 1
122 E GAY STREET

07-28-16

SK2



OPT 2

greg radford
ra, leed ap, ncarb

211 west chestnut street
west chester, pa 19380
CELL PHONE # (610) 533 7287



GREG @ GARCH.NET

OPA OPA CAFE ~~EXISTING ALLEY VIEW~~
122 E GAY STREET

07-28-16

SK3

Application Number: 2016-39

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

PROJECT ADDRESS: 31 South High Street

1) *Date of HARB Review: July 28, 2016*

2) *Applicant's Proposal:*

To install two hanging signs on an existing sign bracket.

3) *Findings:*

Two new signs, identical in size, will hang from chains below another existing sign of similar size. All three signs will be connected with black metal chains and hang on an existing bracket.

4) *Recommendations from HARB:*

Approved as presented:

X Approved with the following conditions: The fields of the signs will be off-white or ivory.

Denied:

Application Number: 2016-39

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester

Historical and Architectural Review Board

PROJECT ADDRESS: 31 South 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: rice59@verizon.net

Date application received: 7-18-2016 (Office use only.)

Application number: 2016-39

PROPERTY ADDRESS: 31 South High St, W@ 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.

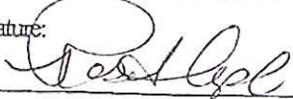
2) *Please indicate which items you are submitting with your application form. Do not submit originals, since these will be kept by the HARB for its official archives.*

- 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): Rosana I Chiple

Applicant's Signature:  Date: 7/18/2016

Owner's name (print): Dennis Delduca

Owner's Signature:  Date: _____

*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.

jwalker@penklegalgroup.com

Date application received: 7-18-2016

Application number: 2016-39

SECTION #1 / SIGNS

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

Location of project (address): 31 South High Street

Name of business (if applicable): Law Office of Rosana Chipie

Applicant's name (please print): Rosana Chipie

Applicant's address (address, city, state, & zip): 31 South High St. UIC, PA 19382

Applicant's phone number (Day): 610-692-3244 (Evening): 610-209-7221

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

Owner's address (address, city, state, & zip): 31 South High Street UIC PA 19382

Owner's phone number (Day): 610-812-0238 (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? NO
- 2) How many signs do you wish to install? 1
- 3) On how many facades? 1 Front Side Back (double sided)
- 4) Hanging sign Building-mounted sign Other _____
- 5) Give a thorough description of the sign: _____
- 6) Is there new illumination? NO Fixture type? N/A
How will it be mounted? Brackett
- 7) Sign Dimensions: Height: 12 x Width: 30 x Depth: _____
- 8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign? 7BD
(Current Borough code requires 8'-0" minimum to bottom of sign)
- 9) How will this sign be mounted? existing brackett
(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: Black + ivory
- 13) Message: name + telephone
- 14) Lettering style: please note that the historic preference is for any "serif" type: Times New Roman
Please be sure to attach sample of sign wording in chosen lettering style.

Rosana I. Chiple

Attorney / Mediator

Habla Español

610-692-3244

Dimensions : 12" h x 30 in W

PEAK LEGAL GROUP

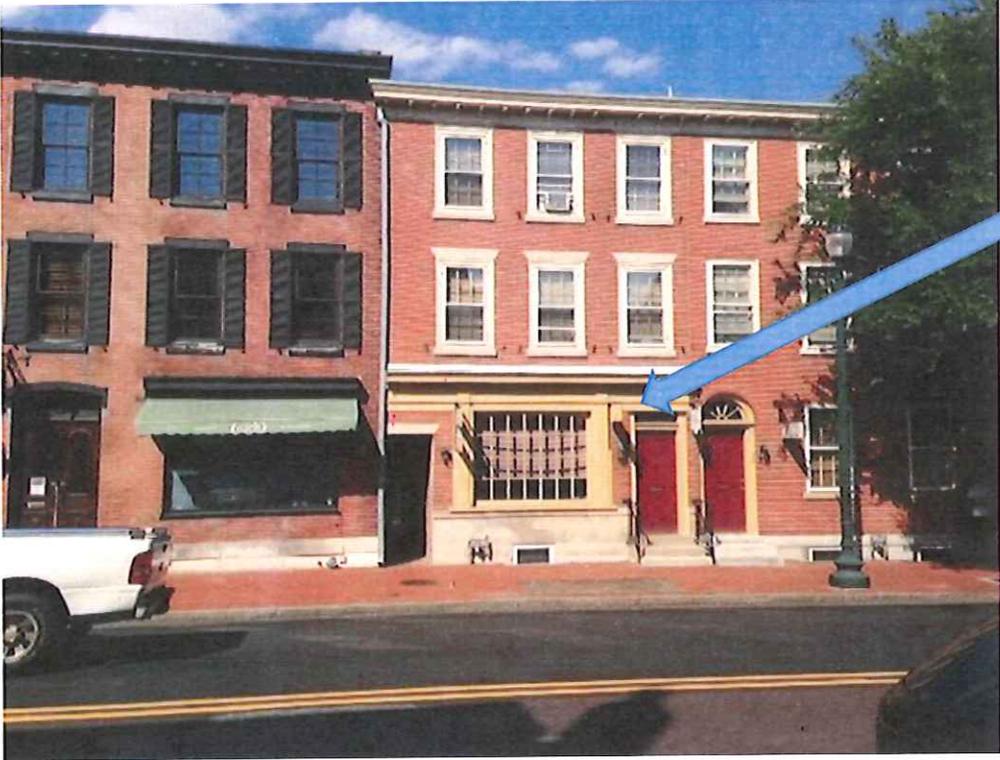
WILLS TRUSTS ESTATES

610- 580-4689

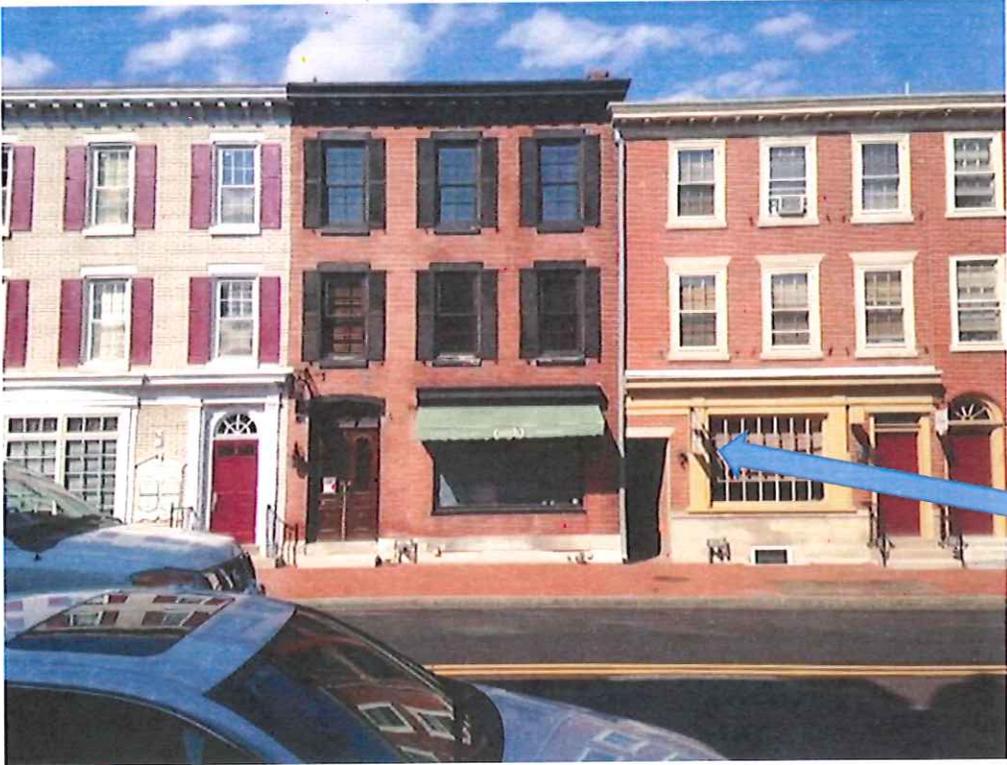


Location of sign.
Old sign is the same
size (12x36) as new
sign. Existing bracket
will be used.

Views of 31 S. High Street, WC 19382 from across the street



Proposed location of signs. Existing sign will be replaced, so there will only be 2 signs hanging from bracket (not 3)



Two signs hanging one on top of the other (approved by HARB). Requested signs will hang at same height on opposite side of front window.

Dana DiDomenico

From: delduco@zoominternet.net
Sent: Thursday, July 21, 2016 2:21 PM
To: Dana DiDomenico
Subject: sin

just emailing you to say it is fine with me if Rosanna and Jennifer apply to put signs at 31 South High St in West chester
thank You
Dennis Delduco

AGENDA

Smart Growth Committee

July 13th, 2016 – 7:30 pm

Committee Members: Diane LeBold (Chair)

~~Bill Scott~~

JIM JOHNS

~~Brian Abbott~~

Department Head: Mike Perrone

1. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda. *NO COMMENTS*

2. Discuss role of proposed Historical Commission. *TOM WALSH PRESENTED WRITTEN RECOMMENDATION JULY 8, 2016.*

3. Discuss Certificates of Appropriateness:

J.J. REQUESTED A MISSION STATEMENT BE CREATED AND FIND ADDITIONAL VOLUNTEERS.

a. *2-0* 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 – Univest 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 Univest sign and logo; sign C1 is approved as submitted; signs B1 and B2 are approved without the sign logo but Univest name can be worked into the text to distinguish the Univest 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

2-0 MAE^{II} PRESENTED CONCEPT TO
CREATE AN EDU. OVERLAY DISTRICT
WITH THE WEU + U.S. T.W.B.

2-0

AUTHORIZE TO MOVE FORWARD
WITH OVERLAY CONCEPT AND
RETAIN BERNARDON AS A
PLANNING CONSULTANT.