

AGENDA

Smart Growth Committee

November 9, 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. Recommend a Councilperson to the open BID position created by the resignation of Jordan Norley.
3. Recommend approval of the Final Land Development project for the Chester County Hospital, – South Entrance Driveway Improvements.
4. Consider approval of the reverse subdivision - 147; 151-55 West Gay Street.
5. Consider AutoZone's request to release the security bond in the amount of \$275,091.85 for the completion of the work at 620 East Gay Street. Please see attached Exhibit C.
6. Discuss Certificates of Appropriateness:
 - a) 2016-29: 145 East Gay St - Country Bagel
Construction of pass through window, rear fence facing the alley, and installation of permanent benches to replace existing landscaping

Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2016-29 as presented with the condition that the window material be changed to a painted wood window.
 - b) 2016-57: 302 North High St - Steven Handzel
Replace deteriorated windows on front and side façade

Denied: The Board denied the Certificate of Appropriateness for Application 2016-57 by a 3-3 split recommendation
 - c) 2016-58: 39 West Gay St - 39 West American Grill
Replace hanging sign on front façade

Approved as presented: The Board recommends a Certificate of Appropriateness for Application 2016-58.
 - d) 2016-59: 217 East Market St - Edwin & Joan Baldwin
Replace cedar siding on second and third stories of front façade, replace shingles on front façade canopy roof, and hang shutters next to windows on second and third story on front façade.

Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2016-59 with the conditions that the shutters be wood paneled and sized to match the width of the window opening (and the same height as sash), hardie plank is approved as presented in colors of beige or tan, the pent roof is replaced with architectural shingles or at Applicant's option a standing seam metal roof can be used and the first floor windows be replaced in kind (either aluminum or vinyl).

- e) 2016-60: 7 North Matlack St - Scott Zukin / Zukin Realty, Inc.
Change exterior steps of front entrance

Approved as presented: The Board recommends a Certificate of Appropriateness for Application 2016-60 as submitted with the clarification that the brick step be to match the neighboring steps (as presented).

- f) 2016-61: 126 North Church St - McGinty Home Improvements
Replace stucco on front façade and repair deteriorated window sash on front façade

Approved as presented: The Board recommends a Certificate of Appropriateness for Application 2016-61 as presented with the clarification that a replicate window sash be added.

- g) 2016-62: 29 South Church St - Philip Yocum / Nicholas Halladay, Sr.
Renovation of rear carriage house to include repointing, window repair and/or replacement, door and trim repair

Approved as presented: The Board recommends a Certificate of Appropriateness for Application 2016-62.

- h) 2016-63: 119 East Market St - Greg Radford / Stan Zukin
Construct three story rear building addition

Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2016-63 with the condition that the Application be amended with sketch SK3 as presented at the meeting (SK3 depicts window changes).

- i) 2016-64: 225 North Church St - Greg Radford / Stan Zukin
Replace door and windows on front façade and construct new side entry

Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2016-64 as presented with the clarifications that the new door is wood and updated rendering SK2, showing new third floor egress window on south gable be followed, proposed dormer replacement windows be removed and the existing arched frame on the front façade porch window be retained.

- j) 2016-65: 110 West Miner St - Jeff Denbigh
Replace deteriorated windows on front façade of carriage house

Approved as presented: The Board recommends a Certificate of Appropriateness for Application 2016-65.

- k) 2016-66: 116 East Gay St - Avalon Restaurant
Remove existing awning on front façade

Approved as presented: The Board recommends a Certificate of Appropriateness for Application 2016-66 as presented with the clarification that the pent roof will be standing seam metal in red or black in color and the brick wall below will not be painted or white washed.

- l) 2016-67: 228 West Gay St - Legacy Planning Partners
Install additional hanging sign on front facade

Approved as presented: The Board recommends a Certificate of Appropriateness for Application 2016-67.

- m) 2016-68: 138-140 East Gay St - Tish Boutique
Renovation of rear carriage house to include replacing the siding and deteriorated windows in kind

Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2016-68 as presented with the exceptions that the siding above the brick walls be either wood or hardie plank and be either gray or neutral in color, the windows and trim be wood and the mortar repair be as of a softer mortar.

7. Review and Approve October Minutes

8. Zoning Appeal(s):

- a) Appeal #924 – 22 East Market St; East Market St., LLC/ Zukin Inc.
b) Appeal #925 – 701 East Marshall Street; Penn Medicine, Chester County Hospital



MEMORANDUM

TO: Michael A. Cotter, Borough Manager

FROM: Michael A. Perrone, C.B.O.

DATE: October 31, 2016

RE: Final Land Development Project: Chester County Hospital
South Entrance Driveway Improvements

Recommendation

The Borough of West Chester Planning Commission voted unanimously to recommend approval of the final land development plan, and recommend approving the requested waivers.

Motion

Approve the final land development plan to install a new driveway in accordance with the plans dated October 5, 2016 and approve the request for granting waivers from - Chapter 94, 94-311.B; Chapter 97 - 97-14.A, 97-15.A and 97-33. A - as requested in the October 31, 2016 letter from the SSM Group, Inc.

Background

The Chester County Hospital is expanding on the north side of the building in West Goshen Township. A new parking garage is part of the expansion and is currently under construction. The proposed South Entrance will be the main entrance during construction. The new South Entrance will align with Convent Lane, and the nine foot wide roadway around the helipad will be widened.



Planning Commission
Borough of West Chester

October 28, 2016

Borough Council
430 East Gay Street
West Chester, Pennsylvania 19380

RE: Preliminary/Final Land Development: Chester County Hospital – South Entrance Driveway Improvements , Borough of West Chester

Dear Council Members,

At its last meeting on October 25, 2016, the Planning Commission discussed this land development application and voted unanimously to recommend granting waivers to 97-33.A, 94-311.B, 97-14.A, and 97-15.A and approval of the preliminary/final land development application, based on plans dated October 5, 2016.

The discussions are reflected in the minutes of the Planning Commission. Should Council have any questions, please do not hesitate to contact us.

Sincerely,

Allen Burke, Chair
Planning Commission



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

October 10, 2016

File No. 16-05064T

Mr. Michael A. Perrone, C.B.O.
Director of Building, Housing and Codes Enforcement
Borough of West Chester
401 East Gay Street
West Chester, PA 19380

Reference: South Entrance Improvements Penn Medicine Chester County Hospital
Stormwater Management – Third Review
Borough of West Chester, Chester County, PA

Dear Mr. Perrone:

Gilmore & Associates, Inc. (G&A) is in receipt of the following items prepared for the proposed entrance and internal driveway improvements at The Chester County Hospital of the University of Pennsylvania Health System on their property located at 701 East Marshall Street in West Chester Borough, Chester County, Pennsylvania.

1. Copy of Highway Occupancy Permit No. 06090819, Issue Date September 14, 2016.
2. Letter from SSM Group to West Chester Borough dated September 12, 2016 responding to G&A's August 30, 2016 review letter.
3. Letter from Chester County Conservation District to Chester County Hospital dated September 8, 2016 ("adequate" review).
4. Letter from Traffic Planning and Design Inc. (TPD) to PennDOT dated September 9, 2016.
5. Drainage Narrative Letter Report from TPD for Chester County Hospital dated July 22, 2016 and revised September 9, 2016.
6. ADA Ramp Submission for the Chester County Hospital Access Consolidate, prepared by TPD, dated August 9, 2016 and revised September 9, 2016.

Borough of West Chester

Reference: South Entrance Improvements Penn Medicine Chester County Hospital
Stormwater Management – Third Review

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October 10, 2016

7. Plan set titled "Drawings for Construction of Chester County Hospital Access Consolidation" prepared by TPD and dated May 26, 2016 with the latest revision date of September 9, 2016.
8. Report titled "Erosion and Sedimentation Control Plan and Report Penn Medicine Chester County Hospital (PMCCH) New South Entrance," prepared by Dautrich Engineering, revised September 13, 2016.
9. Report titled "Post-Construction Stormwater Management Plan Penn Medicine Chester County Hospital (PMCCH) New South Entrance," prepared by Dautrich Engineering (Dautrich), revised September 13, 2016.
10. Plan set consisting of nineteen (19) sheets titled "Preliminary/Final Land Development Plan South Entrance Improvements prepared for Penn Medicine Chester County Hospital," prepared by SSM Group, Inc., dated May 17, 2016 and last revised September 13, 2016.
11. Revised Hydrographs prepared by Dautrich, and dated September 26, 2016.
12. Infiltration Bed #1 capacity calculation prepared by Dautrich.
13. Plan sheet titled "Post Development Drainage Areas," last revised September 13, 2016 and prepared by Dautrich.
14. "R-Tank H10 Loads for Green Space" typical detail drawing prepared by ACF Environmental.
15. Permit Authorization for General NPDES Permit for Stormwater Discharges for Chester County Hospital South Entrance.
16. "DA-1 Pre Revised" ground cover calculation.
17. Report titled "Post-Construction Stormwater Management Plan Penn Medicine Chester County Hospital (PMCCH) New South Entrance," prepared by Dautrich Engineering, revised October 5, 2016.

Mr. Michael A. Perrone, C.B.O.
Borough of West Chester

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Reference: South Entrance Improvements Penn Medicine Chester County Hospital
Stormwater Management – Third Review

File No. 16-05064T

October 10, 2016

18. Plan set consisting of nineteen (19) sheets titled "Preliminary/Final Land Development Plan South Entrance Improvements prepared for Penn Medicine Chester County Hospital," prepared by SSM Group, Inc., dated May 17, 2016 and last revised October 5, 2016.

Items 1 through 10 were received in this office on September 14, 2016, items 11 through 14 were received in this office via email on September 26, 2016, item 15 was received via email on September 30, 2016, item 16 was received via email October 2, 2016, and items 17 and 18 were received October 6, 2016. In accordance with the Borough's direction, G&A has completed our third review of the project for compliance with the Borough of West Chester's Stormwater Management Ordinance only (Chapter 94). Based on our review of the above-referenced documents, we hereby offer the following comments for the Borough's consideration. Comments in *italics* are from our previous review and comments in **bold text** require resolution by the Applicant. Previous comments that have been addressed are not included herein.

STORMWATER MANAGEMENT ORDINANCE REVIEW COMMENTS

1. *Sections 94-202, 94-301.B. and K. – A regulated activity is defined as any earth disturbance activity(ies) or any activity that involves the alteration or development of land in a manner that may affect stormwater runoff. All areas of earth disturbance shall be included in the drainage areas for which stormwater management is required. Currently, the defined drainage areas do not include all required areas.*

The drainage areas have been revised to include proposed disturbed/impervious areas.

2. *Sections 94-301.C., 94-401, and 94-402.F. – No regulated activity is permitted until the Borough issues approval of the Stormwater Management Plan.*
3. *Section 94-301.L. – The design of all BMPs and conveyances shall incorporate sound engineering principles and practices in a manner that does not aggravate existing stormwater problems as identified by the Borough. The Borough has*

expressed concerns with flooding in the vicinity of the driveway entrance on E. Marshall Street.

A stormwater management system is now proposed for the flow to the entrance intersection at East Marshall Street. The revised Hydrographs show that post-developed flows are lower than pre-developed in this drainage area.

- 4. Sections 94-302.D. and 94-303.A.(1) – Approvals/permits from Chester County Conservation District are required prior to (or as a condition of) final approval and to the commencement of any regulated activity. We note that the applicant is in the process of obtaining an NPDES permit.*

The NPDES permit has been issued for this project.

- 5. Section 94-305.A. – The post-construction total runoff volume shall not exceed the predevelopment total runoff volume for all storms equal to or less than the two-year, twenty-four-hour duration precipitation (design storm). All areas of disturbance shall be included in the runoff volume calculations; it is noted that several areas of disturbance are not included in the drainage area maps.*

The post-developed drainage areas have been revised to include all disturbed/impervious areas. The post-developed two-year runoff volume is lower than pre-developed per the revised Hydrographs.

- 6. Sections 94-305.B. and 94-309.D.(2)(c) – For areas that are impervious surfaces, predevelopment calculations shall assume at least 20% of the existing impervious surface area to be disturbed as "meadow" ground cover. Calculations showing the ground cover calculation per this requirement have not been provided.*

Calculations showing the adjusted existing conditions ground cover have been provided.

- 7. Section 94-311.B. – Storm sewer piping shall be at least 15 inches in diameter; none of the proposed storm pipe meets this requirement. Per the response letter*

Borough of West Chester

Reference: South Entrance Improvements Penn Medicine Chester County Hospital
Stormwater Management – Third Review

File No. 16-05064T

October 10, 2016

from SSM, a waiver will be sought from this requirement. We have no technical objection to this waiver request.

The requested waiver has been added to the SALDO Waivers on the Cover Sheet of the plan set. **The Applicant shall discuss this request with the Borough.**

8. Sections 94-402.B.(18)(c), 94-402.F.(3) and 94-704.A. – Stormwater easements shall be provided in accordance with these sections.

The response letter from SSM indicates these will be completed and descriptions provided prior to final plan approval.

9. Sections 94-701 and 94-703 – The Operations and Maintenance (O&M) plan and a fully executed O&M agreement shall be recorded.

We defer to the Borough to ensure receipt of these documents.

GENERAL COMMENTS

1. *Drainage Area 1 as shown on the PCSWM drainage area plans does not include any stormwater management controls.*

An infiltration bed is now proposed along the side of the proposed entrance driveway, to manage stormwater runoff to E. Marshall Street. The revised Hydrographs show that the post-developed flows to E. Marshall Street have been reduced to less than pre-developed conditions.

2. *The Applicant shall address any concerns that the Public Works Department may have regarding the proposed site improvements as they may affect Borough-owned/maintained facilities. Plans have been provided to Public Works.*

We defer to the Borough's Public Works Department to advise the Applicant regarding any concerns related to the proposed site improvements as they may affect Borough-owned/maintained facilities.

Mr. Michael A. Perrone, C.B.O.

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Borough of West Chester

Reference: South Entrance Improvements Penn Medicine Chester County Hospital
Stormwater Management – Third Review

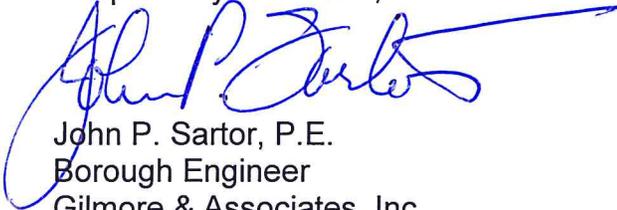
File No. 16-05064T

October 10, 2016

This concludes our third review of the submitted plans and associated documentation. We recommend that the proposed project be approved with regard to compliance with the Borough's stormwater management requirements contingent on the Applicant securing the requested waiver listed above, providing stormwater management easement agreements and legal descriptions to the Borough Solicitor's satisfaction, and addressing any concerns raised by the Borough's Public Works Department to the Borough's satisfaction.

If you have any questions, then please do not hesitate to contact me.

Respectfully submitted,



John P. Sartor, P.E.

Borough Engineer

Gilmore & Associates, Inc.

cc: Michael A. Cotter, Borough Manager, Borough of West Chester (via e-mail only)
O'B. Laing, Director of Public Works, Borough of West Chester (via e-mail only)
Kristin S. Camp, Esq., Buckley, Brion, McGuire & Morris LLP (via e-mail only)
David Morgan, R.L.A., SSM Group, Inc. (via e-mail only)
Randy Dautrich, P.E., Dautrich Engineering (via e-mail only)
Lawrence Bell, Chester County Hospital of the University of Pennsylvania Health System, Applicant (via e-mail only)



October 31, 2016

West Chester Borough Council
c/o Mr. Michael A. Perrone, C.B.O, Director
Borough of West Chester
401 East Gay Street
West Chester PA 19380

RE: **Penn Medicine Chester County Hospital**
South Entrance Improvements
Preliminary/Final Land Development Plan
Requested Waivers/Modifications
SSM File 108290.0007

Dear Borough Council:

In connection with its pending Preliminary Final Land Development Application, Penn Medicine Chester County Hospital (the "Hospital") respectfully requests the following waivers/modifications from the Borough's Subdivision and Land Development Ordinance (Chapter 97) and Stormwater Management Ordinance (Chapter 94).

1. **Sections 97-14.A. and 97-15.A.** Requiring submittal of a separate Preliminary and Final Plan for this project.

The Hospital is requesting as an alternative, to combine both the Preliminary and Final Plan features in one document essentially due the overall size and scope of the project, the project being a non-phased construction expansion to an existing facility, no further subdivisions or modifications to property lines are intended, thus showing all proposed site improvements for review and approval.

2. **Section 97-33.A** Sidewalks shall be required on both sides of all public or private streets and shall be installed and/or upgraded by the applicant along the street frontage of his property where sidewalks do not exist or are not in compliance with Borough standards.

The Hospital is requesting as an alternative, to provide sidewalk outside of the right-of-way. Due to the abrupt change of grade directly adjacent to East Marshall Street the applicant is proposing to construct a sidewalk at the top of the slope, outside of the right-of-way. The sidewalk will continue at the top of slope until it meets the Municipal Boundary line.

3. **Section 97-31** Curbs shall be installed on all streets. Curbs shall be constructed in accordance with the requirements of Chapter 95, Streets and Sidewalks, § 95-12, Construction requirements for curbing, of the Code of the Borough of West Chester. Any other aspects of construction, as deemed applicable by the Borough, shall be in compliance with Section 30 of Pennsylvania Department of Transportation Specifications, Publication 408, dated 1983, or the latest edition.

The Hospital is requesting a deferral of the requirement to install concrete curbing along the street right-of-way line at this time. All new driveway/parking improvements outside of the public right-of-way include curbing. However, a connection to the western cartway limits of East Marshall Street paving is involved in the project improvements. East Marshall Street is a State owned roadway and



due to proposed improvements occurring inside the existing right-of-way, a PennDOT Highway Occupancy Permit is required. The PennDOT Highway Occupancy Permit review indicates that PennDOT is not requiring curbing along East Marshall Street essentially due to the existing roadway and right-of-way width north of the Hospital's southern driveway access location. A note is affixed to the Preliminary/Final Land Development Plans stating that "The installation of concrete curbing along the west side of east Marshall Street extending from the northern limits of the proposed driveway to the Borough line shall be deferred for installation for a period of up to five (5) years from the date of Plan approval. The Chester County Hospital, University of Pennsylvania Medical Center shall install the required concrete curbing along the property frontage within the Borough limits as required and approved by PennDOT".

4. **Section 94-311.B** Storm sewers shall have a minimum diameter of 15 inches and a minimum grade of 1/2 of 1%.

The Hospital is requesting a waiver from this section. A 15 inch diameter pipe will not connect to the proposed trench drains outlet structure. The outlet structure requires an 8 inch diameter pipe.

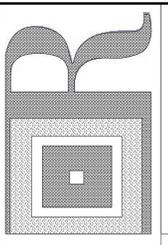
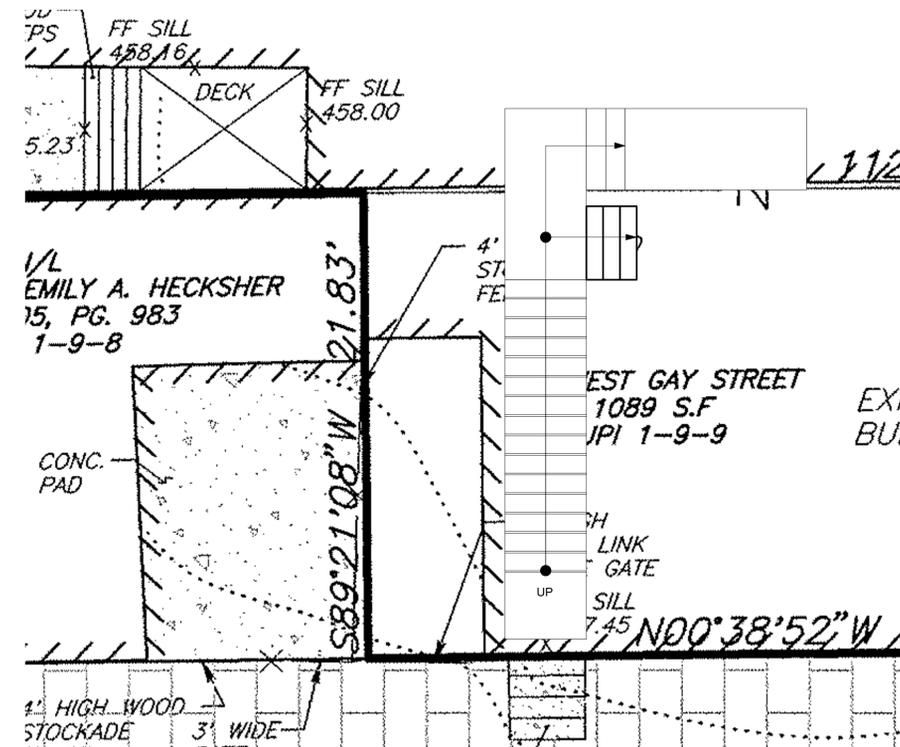
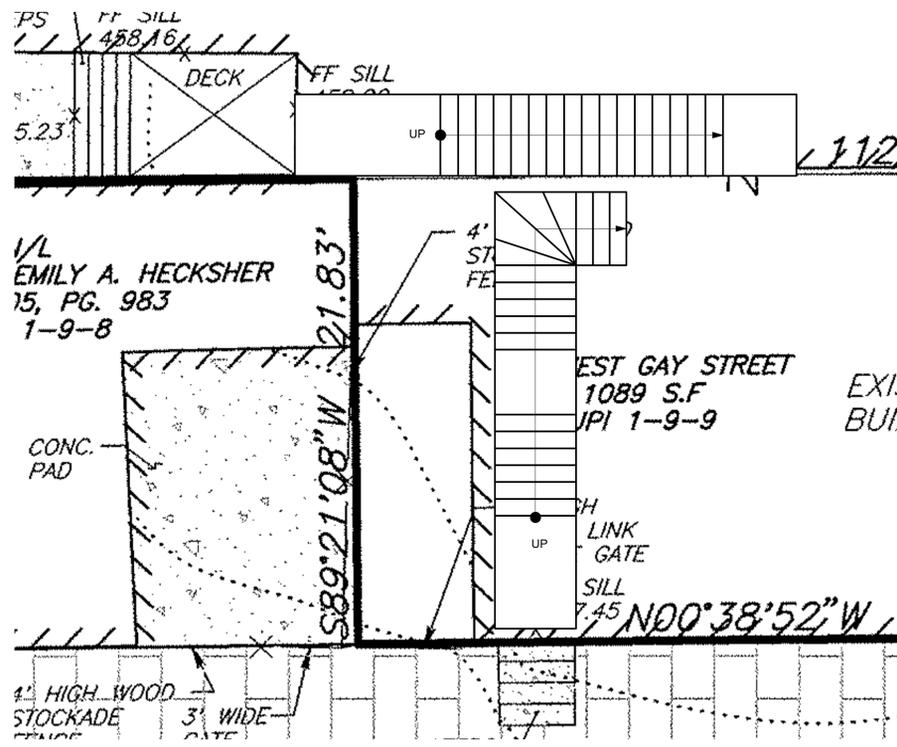
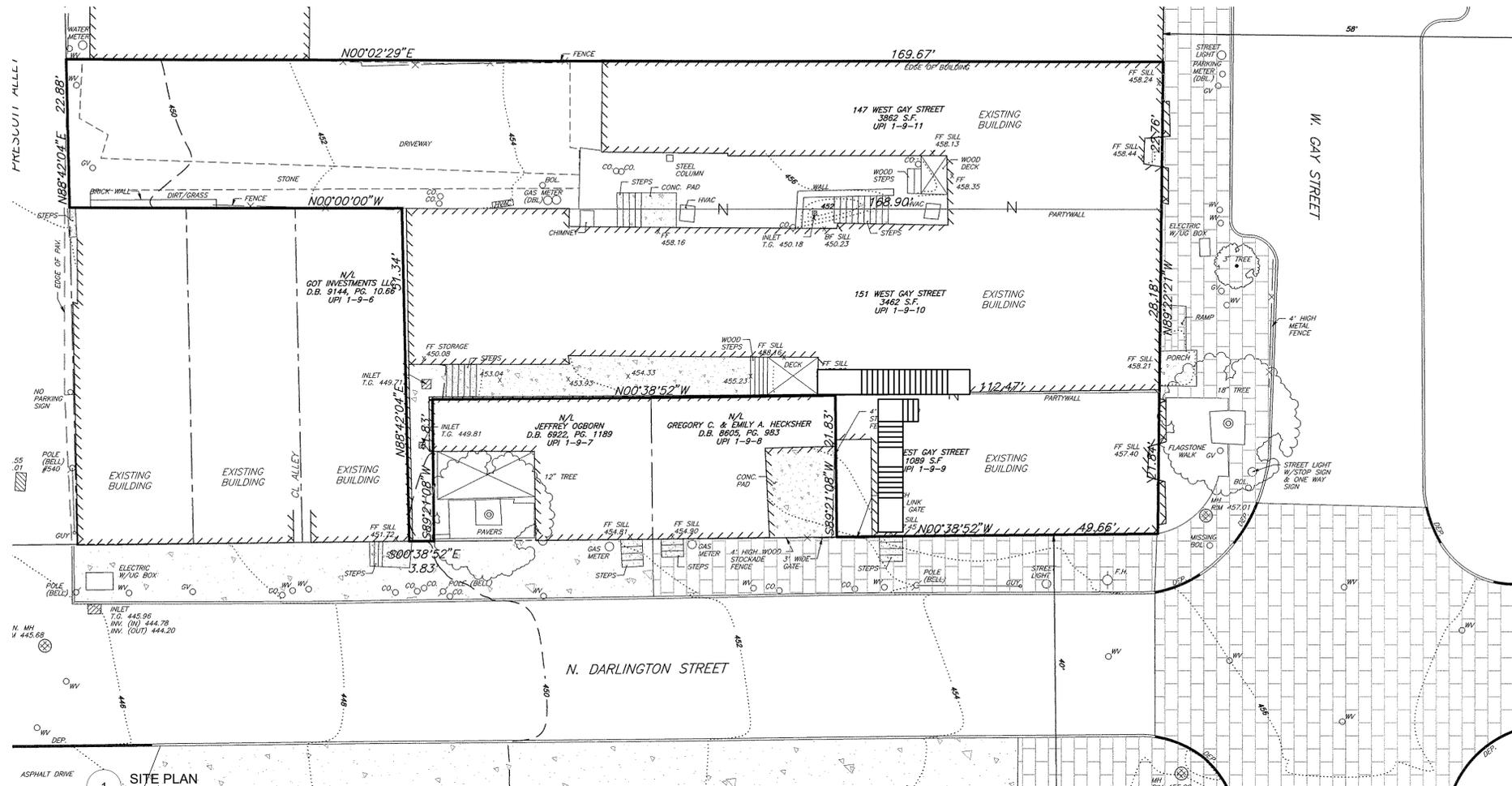
The Hospital submits that the above waivers/modifications are consistent with the public interest and the purpose and intent of the Borough's ordinances, and respectfully requests that Borough Council consider such waivers/modifications when acting on the Hospital's Land Development Application.

Sincerely,
SSM Group, Inc.

A handwritten signature in black ink that reads "Kimberly M Fasnacht".

Kimberly M. Fasnacht, LEED AP, CPSI
Project Manager
kim.fasnacht@ssmgroup.com

cc: Kristin Camp, Esq



Greg Radford
RA, LEED AP, NCARB
211 West Chestnut Street
West Chester, PA 19380

GREG @ GARCH.NET

(610) 505 7267

Issue Notes	Date

No.	Date
00/0000	11-01-2016

Designed By	GAR
Drawn By	GAR
Checked By	GAR
Reviewed By	GAR
Submitted By	GAR
Project Manager	GAR

Project Title	Alteration 147-151-155 W GAY STREET WEST CHESTER, PA
Client	GREG RADFORD ARCHITECT 211 WEST CHESTNUT WEST CHESTER, PA
Sheet Scale	

Sheet Title	SITE PLAN/STAIRS
Sheet No.	ST-1

EXHIBIT "C"

**CERTIFICATE OF COMPLETION AND
AUTHORIZATION OF REDUCTION AND RELEASE
NO. _____**

WE, THE UNDERSIGNED, HEREBY:

A. CERTIFY that the work and Improvements, described hereinbelow, completion of which is provided under and by that certain Financial Security Agreement between the Borough of West Chester (the "Borough") and Autozone Development Corporation, ("Developer"), dated May _____, 2015, concerning the construction, installation and completion of Improvements in the Autozone Store Development Land Development have been completed to the extent of the amount indicated in item I below; and

B. AUTHORIZE Marsh USA, Inc., pursuant to the Financial Security Agreement, **TO REDUCE** the Financial Security, in the nature of a letter of credit by the Bank to guaranty, among other things, the completion of said work and Improvements, to the extent of the amount indicated in item III below, and to release said amount of reduction from and under the terms and conditions of the escrow account.

The reduction and release of the amount of the Financial Security hereby authorized shall not be construed, in any manner or extent, as an acceptance by the Borough of the work and Improvements described hereinbelow (or of any other work performed or any Improvements installed or constructed), nor shall this Certificate and Authorization constitute any waiver by the Borough of its rights to inspect and approve the work and Improvements described hereinbelow (or any other work performed and Improvements installed and constructed). Borough hereby reserves the right to re-inspect the work and Improvements (as well as any other work and Improvements) and to require Developer to correct, repair or demolish and to properly reconstruct any and all defective and deficient work and Improvements not accepted and approved by Borough.

THE FOLLOWING WORK AND Improvements are the subject of this Certificate and Authorization: *(See attached letter and invoice.)*

THE REDUCTION AND RELEASE of the Financial Security authorized by this Certificate and Authorization have been determined as follows:

I. COST OF COMPLETED WORK AND Improvements	\$ _____
II. <i>less</i> AMOUNT OF RETAINAGE (10%)	\$ _____
III. AMOUNT OF REDUCTION AND RELEASE	\$ _____

Date

Borough Engineer

Date

President, Borough Council

Date

Borough Manager



AutoZone, Inc. • 123 S. Front Street, Dept. 8322 • Memphis, TN 38103 • Phone: 901.495.8711

November 3, 2016

Michael Perrone
Borough of West Chester
401 East Gay Street
West Chester, PA 19380

RE: Bond Release Request – AutoZone #6424 – 620 East Gay St., West Chester, PA

Dear Mr. Perrone:

AutoZone would like to request that the bond we posted for the construction of our store in West Chester, PA be released.

The bond number is 16066214 (\$275,091.85) and was for work related to building permit number BUI0017846 (project #14-08002T).

Please contact me should you have any questions.

Sincerely,

James D. Anderson

James Anderson
Project Administrator
AutoZone Store Development
Phone: 901.495.8711
Email: james.anderson@autozone.com



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: October 27, 2016*

- 2) *Applicant's Proposal:* The Applicant proposes to construct a pass through window, replace a rear fence and install permanent benches along the side of the building.

- 3) *Findings:* The Applicant proposes to install three steel benches which will be painted green. The pass through window as proposed will be a French casement style aluminum window which opens out with the hinges exterior to the window. The Board objected to an aluminum window in favor of a wood casement style window which would be more in keeping with the historic nature of the District. The color of the window will be painted to match the existing windows. The rear fence will be similar to the existing fence on the East side of the building except it will only be 6 feet tall.

- 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 condition that the window material be changed to a painted wood window.

 - 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

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: 6/20/16
Application number: 2016-29

PROPERTY ADDRESS: COUNTRY PLACE 145 E. GRAY 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.

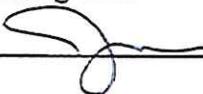
- 2) *Please indicate which items you are submitting with your application form. Do not submit originals, since these will be kept by the HARB for its official archives.*

- 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 PAUL jason@ambitarchitecture.com

Applicant's Signature:  Date: 06/20/2016

Owner's name (print): _____

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.

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): 484-437-7702 (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 OWENS (Cement board & brick)
- 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.



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 21, 2016

Jason Birl
Ambit Architects
412 South 2nd Street
Philadelphia, PA 19147

RE: HARB Application for: #2016-29 145 East Gay Street

Dear Jason:

Please be advised Borough Council approved your HARB Application on July 20, 2016 in accordance with the attached Certificate of Appropriateness and the following conditions:

- ✓ 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.**

You will now need to apply for a building permit at the Department of Building, Housing and Codes Enforcement at 401 E. Gay St., West Chester, Pennsylvania.

If you have any questions, please feel free to contact my office.

Respectfully,

Michael A. Perrone, C.B.O.
Director - Building, Housing & Codes Enforcement

MAP/dcd
Enclosure

Application Number: 2016-29

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

PROJECT ADDRESS: 145 East Gay Street

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

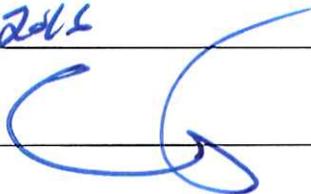
- Approved per HARB recommendation:
- Denied for the following reasons:
- Approved with the following differences from HARB recommendation:

.....

Date of Action Taken: _____

20 July 2016

Borough Manager's Signature: _____



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:

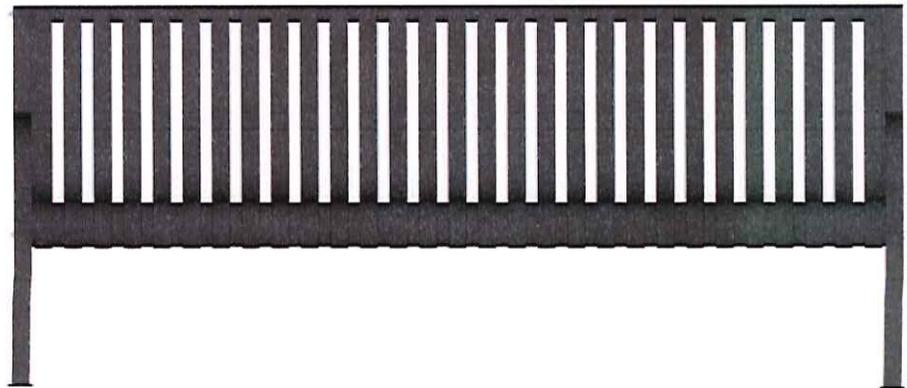
Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2016-29 as presented with the clarification that the Applicant come back to the Board with the final design of the pass through window, the rear fence facing the alley and the final cut sheet 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:*

Model # PB6-ASP

Dimension Sheet

ASPEN 6' STEEL SLAT BENCH





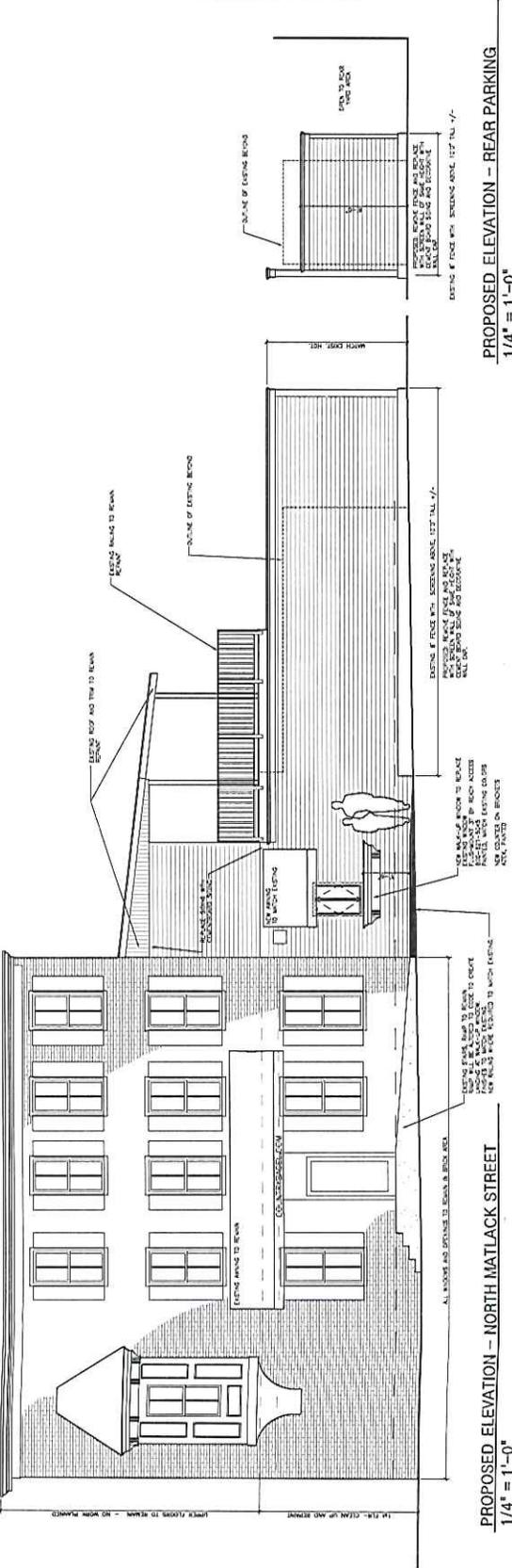
GAY STREET SIDE



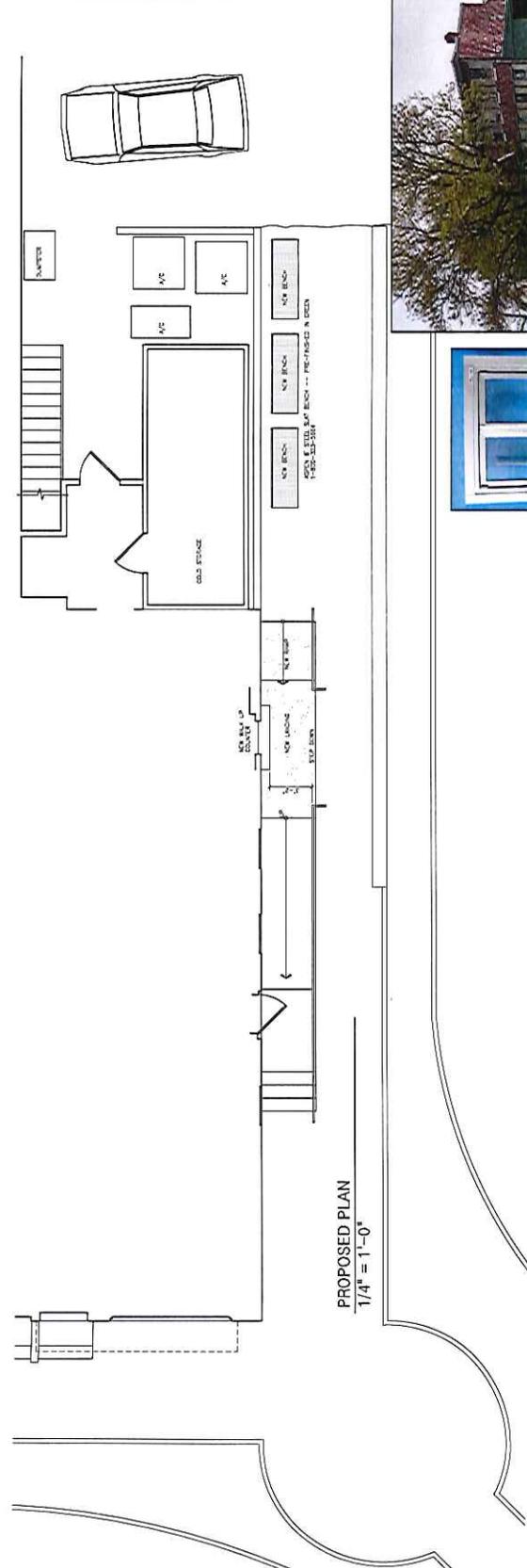
MATLACK STREET SIDE
AT SIDEWALK



MATLACK STREET SIDE



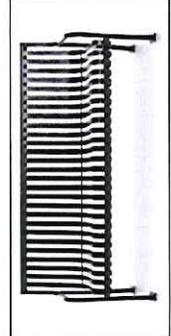
PROPOSED ELEVATION - REAR PARKING
1/4" = 1'-0"



PROPOSED PLAN
1/4" = 1'-0"



FLUSHMOUNT 3T
WALK UP WINDOW



EXTERIOR BENCH (6' LONG)

What the

BEST DRESSED

Drive-thru is Wearing

**READY
ACCESS®**

FLUSHMOUNT 3 SERIES

Featuring a large service opening, convenient frame size, and simple operation, the Flushmount 3 is ideal for any application. It is a visually appealing window perfect for either walk-up or drive-thru service.

PRODUCT DESCRIPTIONS

- **3 Sizes Available**

FM3 - 27 1/4"W x 41"H with a 18"W by 18"H service opening

FM3T - 27 1/4"W x 41"H with a 18"W by 33"H service opening

FM3X - 27 1/4"W x 26"H with a 18"W by 18"H service opening

- **Manual Operation**

To operate simply push one door, and both doors
To close simply pull one door handle, and both doors close. Pivot outward.

- **Quality Construction**

Anodized aluminum extrusions and 1/4" tempered glass combine to give you an attractive window that not only enhances building exteriors, but will not rust, pit or weather. Track free bottom sill provides for a contaminant free surface.

- **Convenient Frame Size**

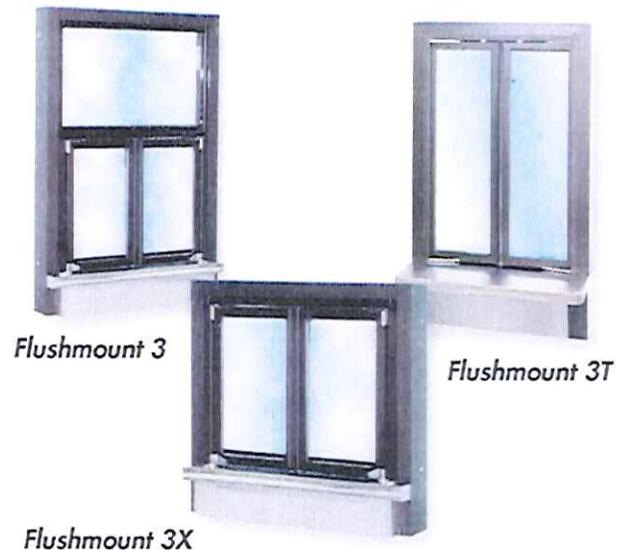
The narrow 27 1/4"W x 41"H frame size is perfect for locations with limited space.

- **Security**

Three separate interior security locks are provided to prevent outside tampering. An optional security bar set is available for high risk locations.

- **Fully Assembled, Ready to Install**

Ready Access windows are shipped completely preassembled, and fully glazed for lower installation costs. Normal installation takes less than two hours.



- **Warranty and Service Support**

Your Ready Access window comes with a one year limited warranty on parts and labor provided by a worldwide service organization.

- **AVAILABLE OPTIONS**

The Flushmount 3 is available in statuary bronze or clear anodized aluminum.

Powder coat painting is available in a wide range of custom colors.

Tinted glass is available upon request.

A stainless steel exterior shelf (28"W x 10"Deep) is available upon request for employee/customer convenience.

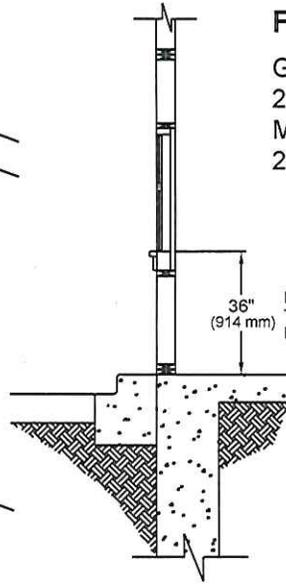
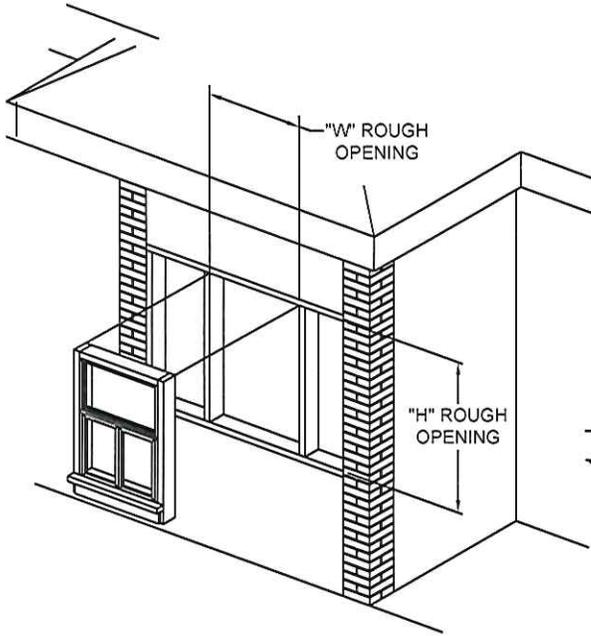
The Flushmount 3 is available without the overhead transom (FM3X) or with full height doors (FM3T).

ARRIVES READY FOR INSTALLATION

Your Ready Access window is shipped completely assembled and ready for installation. Comes with instructions.

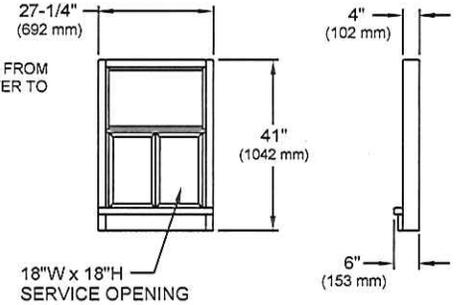
FLUSHMOUNT 3 - 3T

Manual operation



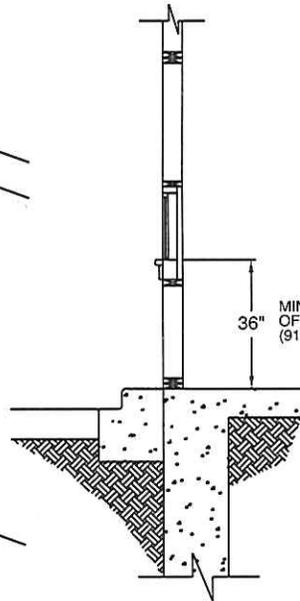
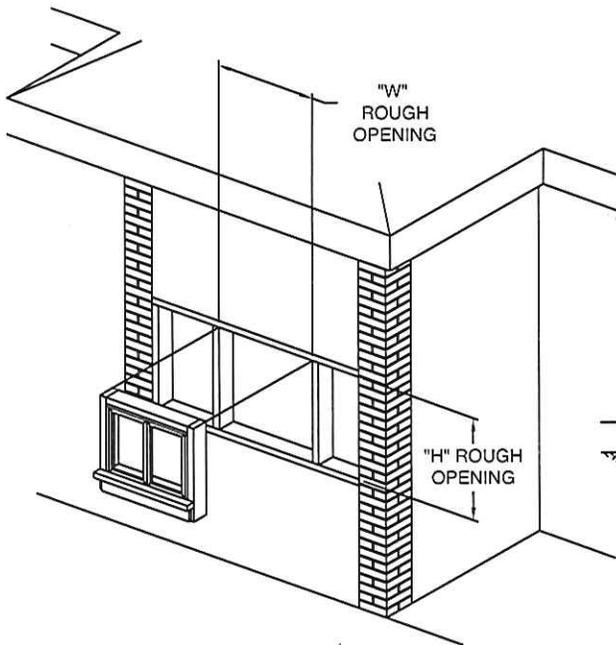
FLUSHMOUNT 3 - 3T ROUGH OPENINGS

Glazing Rough Opening =
27-1/2"W (699 mm) x 41-1/4"H (1048 mm)
Masonry Rough Opening =
27-3/4"W (705 mm) x 41-1/2"H (1054 mm)



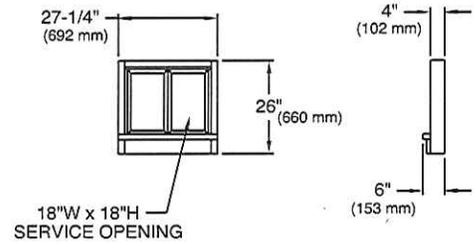
FLUSHMOUNT 3X

Manual operation



FLUSHMOUNT 3X ROUGH OPENINGS

Glazing Rough Opening =
27-1/2"W (699 mm) x 26-1/4"H (667 mm)
Masonry Rough Opening =
27-3/4"W (705 mm) x 26-1/2"H (673 mm)

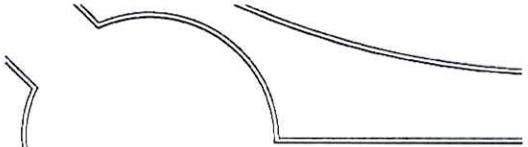


Window must be installed square and plumb.

Installation illustrations are for reference only. Construction and local codes will determine proper installation of window.

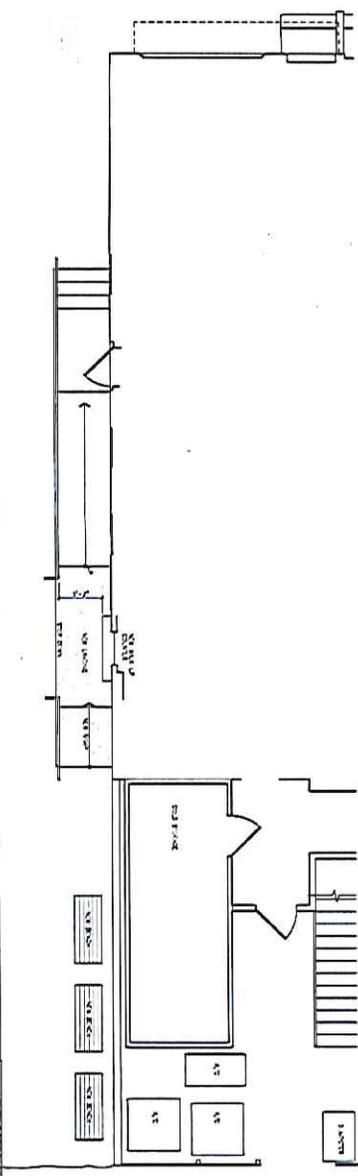
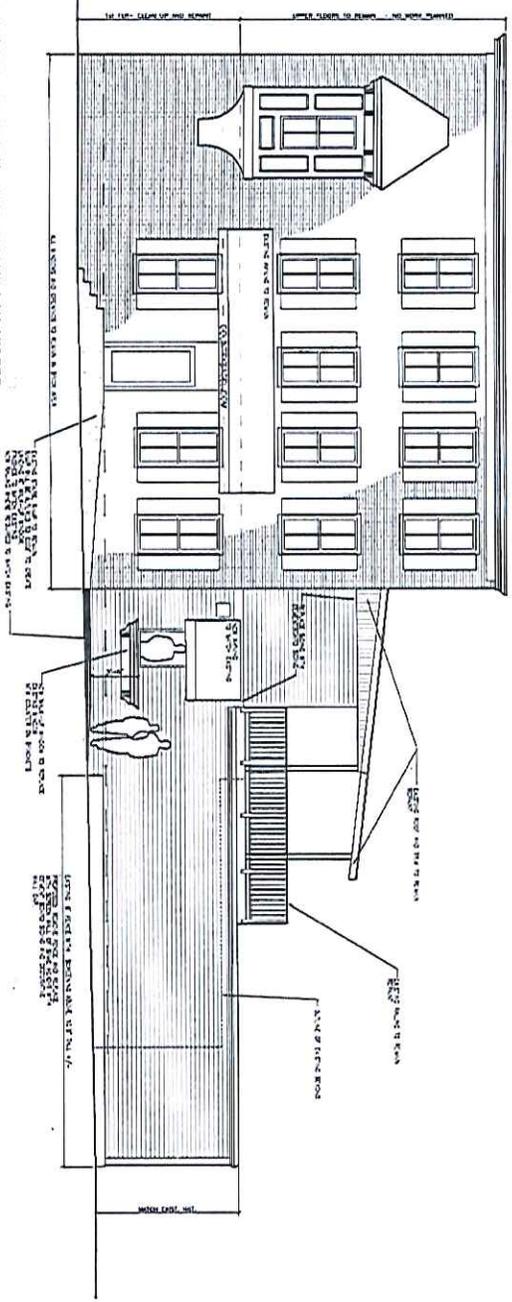
Contact Ready Access for more information on installation.





PROPOSED PLAN
1/4" = 1'-0"

PROPOSED ELEVATION - NORTH MATLACK STREET
1/4" = 1'-0"



MATLACK STREET SIDE

MATLACK STREET SIDE
AT SIDEWALK



GAY STREET SIDE



A2

Renovations to:
COUNTRY BAGEL
E. GAY ST. AND N. MATLACK STREETS
WEST CHESTER, PA



AMBIT
ARCHITECTURE



417 SOUTH 2ND STREET
PHILADELPHIA, PA 19107
267.909.6681
WWW.AMBITARCHITECTURE.COM

Application Number: 2016-57

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

PROJECT ADDRESS: 302 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: 55HCPANBA@VERIZON.NET

(Office use only.)
Date application received: 10-12-2016

Application number: 2016-57

PROPERTY ADDRESS: 362 N HIGH 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.

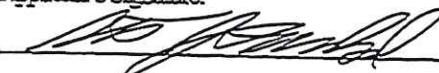
- 2) *Please indicate which items you are submitting with your application form. Do not submit originals, since these will be kept by the HARB for its official archives.*

- 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): STEWART J HANDELL

Applicant's Signature:  Date: 12 OCT 16

Owner's name (print): SAME

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.

Date application received: 10-12-16

Application number: 2016-57

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): 302 N HIGH ST

Name of business (if applicable): _____

Applicant's name (please print): STEPHAN J HANDEL

Applicant's address (address, city, state, & zip): 302 N HIGH ST

WEST CHESTER PA 19380

Applicant's phone number (Day): 484 437 7657 (Evening): 484 437 7657

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? 3 Front Side Back

3) What was the old material? WOOD

4) What is the proposed new material? WOOD

5) How will it be installed? WINDOWS PLUS EXTERIORS (CONTRACTOR)

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? COBBLESTONE IVORY

11) What do you propose for the new colors? COBBLESTONE IVORY

12) Why do you want to make these changes? WINDOWS ARE OLD AND LEAK

LIKE A SAVE - ENERGY EFFICIENTLY + QUALITY

8.9 DIMENSIONS VARY - SEE PROPOSAL
DIMENSIONS WILL NOT CHANGE



LOWEST LEFT BAY WINDOWS
WILL NOT BE REPLACED



THESE ARE 4 WINDOWS
ON NORTH SIDE OF HOUSE

CANNOT GET PERSPECTIVE FOR
PHOTO DUE TO CLOSNESS TO
NEIGHBORING STRUCTURE



829 N. Providence Rd.
 Media, PA. 19063
 Phone 610-566-1111
 Fax 610-566-2309

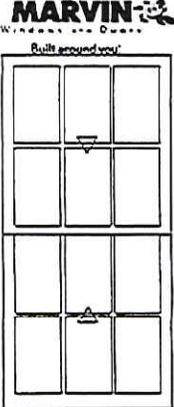
Rep: Steve Booth
 302-598-1000

Marvin Tilt Pac sash replacement window quote

Contract made this date between Windows Plus Roofing & Siding, herein "Contractor" and herein "Owner". In consideration of the mutual covenants and agreements herein contained the parties hereto agree as follows: The Contractor Agrees to furnish all labor and materials necessary for the following work. Permits are an extra charge due upon notice by Contractor.

Steve Handzel
 302 N. High Street
 West Chester, PA. 19380
 484-437-7657
sjhcpamba@verizon.net

Screen pricing is on lines #5 and #6. The screens listed are full screens.

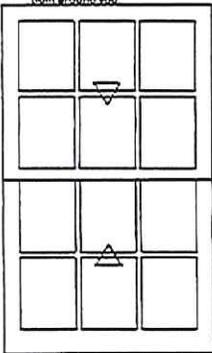
Line #1	Mark Unit:	Net Price:		2,507.05
Qty: 4		Ext. Net Price:	USD	10,028.20
 <p>As Viewed From The Exterior Entered As: SO SO 36 1/2" X 79"</p>		<p>Primed Pine Exterior Painted Interior Finish - White - Pine Interior Wood Double Hung Tilt Pac Sash Opening 36 1/2" X 79" ***Extended Size Unit***</p> <p>Top Sash Primed Pine Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Low E2 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 3W2H Primed Pine Ext - Painted Interior Finish - White Pine Int Ovolo Exterior Glazing Profile</p> <p>Bottom Sash Primed Pine Sash Exterior Painted Interior Finish - White - Pine Sash Interior IG Low E2 w/Argon Stainless Perimeter and Spacer Bar 7/8" SDL - With Spacer Bar - Stainless Rectangular - Special Cut 3W2H Primed Pine Ext - Painted Interior Finish - White Pine Int Ovolo Exterior Glazing Profile</p> <p>1 /Unit White Sash Lock White Jamb Hardware Special Bevel - 5 Degrees No Screen</p>		



829 N. Providence Rd.
 Media, PA. 19063
 Phone 610-566-1111
 Fax 610-566-2309

Rep: Steve Booth
 302-598-1000

Line #2	Mark Unit:	Net Price:		2,236.75
Qty: 5		Ext. Net Price:	USD	11,183.75

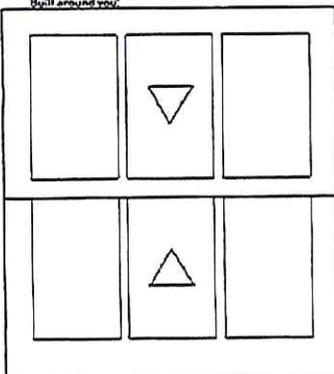


As Viewed From The Exterior

Entered As: SO
 SO 32 1/2" X 56"

Primed Pine Exterior
 Painted Interior Finish - White - Pine Interior
 Wood Double Hung Tilt Pac
 Sash Opening 32 1/2" X 56"
 Top Sash
 Primed Pine Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 3W2H
 Primed Pine Ext - Painted Interior Finish - White Pine Int
 Ovolo Exterior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 3W2H
 Primed Pine Ext - Painted Interior Finish - White Pine Int
 Ovolo Exterior Glazing Profile
 1 /Unit White Sash Lock
 White Jamb Hardware
 Special Bevel - 5 Degrees
 No Screen

Line #3	Mark Unit:	Net Price:		1,775.16
Qty: 1		Ext. Net Price:	USD	1,775.16



As Viewed From The Exterior

Entered As: SO
 SO 30 1/2" X 35"

Primed Pine Exterior
 Painted Interior Finish - White - Pine Interior
 Wood Double Hung Tilt Pac
 Sash Opening 30 1/2" X 35"
 Top Sash
 Primed Pine Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 3W1H
 Primed Pine Ext - Painted Interior Finish - White Pine Int
 Ovolo Exterior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 3W1H
 Primed Pine Ext - Painted Interior Finish - White Pine Int
 Ovolo Exterior Glazing Profile
 1 /Unit White Sash Lock
 White Jamb Hardware

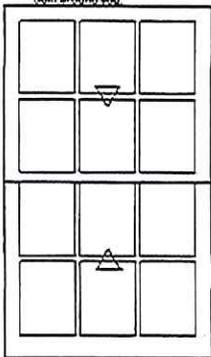


829 N. Providence Rd.
 Media, PA. 19063
 Phone 610-566-1111
 Fax 610-566-2309

Rep: Steve Booth
 302-598-1000

Special Bevel - 5 Degrees
 No Screen

Line #4	Mark Unit:	Net Price:		2,312.99
Qty: 11		Ext. Net Price:	USD	25,442.89



As Viewed From The Exterior
 Entered As: SO
 SO 34 1/2" X 60"

Primed Pine Exterior
 Painted Interior Finish - White - Pine Interior
 Wood Double Hung Tilt Pac
 Sash Opening 34 1/2" X 60"
 Top Sash
 Primed Pine Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 3W2H
 Primed Pine Ext - Painted Interior Finish - White Pine Int
 Ovolo Exterior Glazing Profile
 Bottom Sash
 Primed Pine Sash Exterior
 Painted Interior Finish - White - Pine Sash Interior
 IG
 Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Special Cut 3W2H
 Primed Pine Ext - Painted Interior Finish - White Pine Int
 Ovolo Exterior Glazing Profile
 1 /Unit White Sash Lock
 White Jamb Hardware
 Special Bevel - 5 Degrees
 No Screen

Paint Exterior of Windows Cobblestone Ivory.
 Removal and disposal of existing windows and installation of new windows.
 Removal and disposal of all job related materials.

Project Total Net Price: USD	48,430.02
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829 N. Providence Rd.
Media, PA. 19063
Phone 610-566-1111
Fax 610-566-2309

Rep: Steve Booth
302-598-1000

Line #5	Mark Unit:	Net Price:		Add
Qty: 21		Ext. Net Price:	USD	2,250.00
		Configured Part: Exterior Aluminum 1/2 Screen for: Integrity Traditional Insert Double Hung Wood-Ultrex Exterior Aluminum Screen Stone White Surround Charcoal Fiberglass Mesh Existing Sill Angle 2		

Line #6	Mark Unit:	Net Price:		Add
Qty: 21		Ext. Net Price:	USD	3,150.00
		Configured Part: Exterior Aluminum Full Screen for: Integrity Traditional Insert Double Hung Wood-Ultrex Exterior Aluminum Screen Stone White Surround Charcoal Fiberglass Mesh Existing Sill Angle 2		

*WILL BE RECEIVING
SCREENS*



829 N. Providence Rd.
Media, PA. 19063
Phone 610-566-1111
Fax 610-566-2309

Rep: Steve Booth
302-598-1000

ADDITIONAL TERMS AND CONDITIONS

NOTICE TO CONSUMER: YOU MAY CANCEL THIS CONTRACT AT ANY TIME BEFORE MIDNIGHT OF THE THIRD BUSINESS DAY AFTER RECEIVING A COPY OF THIS CONTRACT. IF YOU WISH TO CANCEL THIS CONTRACT, YOU MUST EITHER: 1. SEND A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED; OR 2. PERSONALLY DELIVER A SIGNED AND DATED WRITTEN NOTICE OF CANCELLATION TO: WINDOWS PLUS ROOFING & SIDING, 829 N. Providence Rd. Media, Pa. (610)-566-1111. If you cancel this contract within the three-day period, you are entitled to a full refund of your money. Refunds must be made within 30 days of the contractor's receipt of the cancellation notice.

Warranties: Any product warranties provided by the manufacturer of the products shall be provided to Buyer(s) at time of purchase. Contractor shall provide Buyer(s) with a warranty that covers Contractor's labor to install the products. Buyer(s) understands that Buyer(s) should read all the written warranties for complete details of warranty coverage and that warranties are available for Buyer's complete review before Buyer(s) sign this Agreement. Buyer(s) understands that Contractor's labor warranty will not be effective or enforced while a balance due remains outstanding on this Agreement. This warranty does not apply to replacement of any products made necessary by misuse, negligence in maintenance, including the maintenance of all caulking seals, or the use of non-recommended cleaners. This warranty applies to owner occupied residential homes only. Notice of any defect must be given to the company in writing within 10 days of the time the defect becomes apparent.

Delay/unknown Conditions: Contractor's failure to perform any term or condition of this Agreement as a result of conditions beyond its control such as, but not limited to strikes, fires, floods, Acts of God, material shortages, Buyer's inability to qualify for or obtain financing, delays by local government authorities in issuing or otherwise approving inspections, permitting, or other required authorizations do not constitute abandonment and are not included in calculating time frames for performance by Contractor. Contractor and Buyer(s) have determined that a definite completion date is not at the essence of this Agreement.

Late Cancellation/Late Payment/Default: If Buyer(s) attempts to cancel or repudiate this Agreement after midnight of the third business day after the date of this Agreement, and Contractor accepts such cancellation all work under this Agreement will be stopped as promptly as is reasonably possible and Buyer(s) agrees to pay Contractor a cancellation fee equal to 33% of this Agreement's purchase price to offset Contractor's incurred labor, administrative, and material costs. Buyer(s) agrees to pay a late fee of 1.5% per month on all amounts due and owing from Buyer(s) to Contractor accruing from the date due and running to the date the payment is made. If Buyer(s) is in default of this Agreement, Buyer(s) agrees to pay Contractor's reasonable attorney's fees, except in Pennsylvania where legal fees and related costs or expenses must be awarded by a court.

Contractor's Right to Cancel: In the event that Contractor determines that this Agreement cannot be performed as intended by the parties due for example, to incorrect pricing, unforeseen structural defects or pre-existing conditions to Buyer's property, Contractor may cancel this Agreement within thirty (30) days of its execution, notify Buyer(s) of such cancellation in writing and return all monies paid by Buyer(s).

No Set-Offs or Retentions: Upon substantial completion of work under this Agreement, Buyer(s) shall pay all amounts due under this Agreement without any right of set-off or retention. Substantial completion is defined as the work having been materially finished and is functional as intended. If after paying all amounts due under this Agreement, Buyer(s) alleges that the work is defective in any respect, Contractor, without waiving any of its rights, shall cause an inspection of the work and perform any remedial work to the extent the Buyer(s) is entitled to under this Agreement or Contractor's warranty at no cost to Buyer(s). Customer is not entitled to compensation for loss of use, consequential damages, emotional suffering, days off from work, or similar losses caused from delays.

law or otherwise indicated in this Agreement. Buyer(s) will pay all taxes and permitting fees required for Contractor to perform this Agreement; (c) Buyer(s) will provide Contractor with reasonable access to the premises, including access to electrical outlets as may be required by Contractor.

Contractors Responsibility: Buyer(s) must obtain any necessary permits and any required certificate of occupancy. Contractor accepts no responsibility for any damage resulting from structural or other defects in the property at which work is performed under this Agreement. Contractor is not responsible for remedying structural defects in Buyer's property. Buyer(s) acknowledges that Contractor's products do not correct or cure structural problems. Contractor shall not be responsible for (a) any damages arising in whole or in part from strikes, fires, accidents, floods, governmental actions, or any other causes beyond control of Contractor; (b) any damages including without limitation, lost profits, or reduction in value of the premises arising from Contractor's delay in performing under this Agreement or due to its breach of this Agreement; (c) unintentional damage to window treatments, furniture, landscaping, driveways, sidewalks, gas lines, condensation pipes, electrical wiring, plumbing, and telephone installations, it being understood that Buyer(s) is responsible at its own cost for all preparations, protection and/or moving of such items including furniture and window treatments) prior to Contractor's commencement of the work; (d) collateral or incidental damage to interior walls (including wall tiles) and personal property, it also being understood that Buyer(s) is responsible at its own cost for all preparations, protection and/or moving of such items prior to Contractor's commencement of the work; and (e) removing and/or refitting/reconnecting Buyer's home security system or the costs associated with removing and/or refitting/reconnecting Buyer(s) home security system, it being understood that Contractor will attempt to work around any home security system on the premises. If Contractor's work requires consent and/or approval from any Homeowners Association or any other legal entity or voluntary association that enforces covenants, conditions, and restrictions on property (including designated historic sites), Buyer(s) is responsible to submit any required forms and obtain approval for the work to be done and to keep Contractor informed as to the approval status.

Mold and Related Matters: Buyer(s) agrees to indemnify and hold Contractor and its employees, agents, and subcontractors harmless from any claims as to the identification, detection, abatement, encapsulation, or removal of mold, asbestos, lead-based products, or other hazardous substances inside or outside of the property at which work is performed.

Lien Rights: In the event that Buyer(s) does not pay Contractor any of the money owed when it is due, Contractor may have a claim against Buyer(s) that may be enforced against Buyer's property in accordance with applicable lien laws. Buyer(s) also understands that if Buyer(s) finances the work with Contractor or a third party, Buyer's separately provided financing documents may include a security interest. Buyer(s) understands that Buyer(s) should read those documents closely.

Miscellaneous: No waiver of any breach of this Agreement shall be construed as a waiver of any prior, concurrent, or subsequent breach hereof. The section headings contained in this Agreement are for convenience only and shall not affect in any way the interpretation of this Agreement. In construing this Agreement, the gender and number of words used may be changed to meet the context. No alteration from this Agreement will be valid without the signed, written consent of both Buyer(s) and Contractor. This Agreement is to be governed by the laws of the State.

Application Number: 2016-58

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

PROJECT ADDRESS: 39 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: _____

APPLICANT'S EMAIL ADDRESS REQUIRED: anthony.mastro1@gmail.com



(Office use only.)
Date application received: 10/14/16

Application number: 2016-58

PROPERTY ADDRESS: 39 West Gay 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
- 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 agrees to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): ANTHONY J. MASTROIANNI

Applicant's Signature: [Signature] Date: 10/14/16

Owner's name (print): DIANE F. MASTROIANNI

Owner's Signature: [Signature] Date: 10/14/16

*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: 10/14/16

Application number: 2016-58

SECTION #1 / SIGNS

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

Location of project (address): 39 West Gay Street; West Chester, PA 19380

Name of business (if applicable): 39 West American Grill

Applicant's name (please print): ANTHONY J. MASTROIANNI

Applicant's address (address, city, state, & zip): 201 BYERS ROAD
CHESTER SPRINGS, PA 19425

Applicant's phone number (Day): 610-506-8656 (Evening): SAME

Owner's name (if different from applicant's): DIANE F. MASTROIANNI

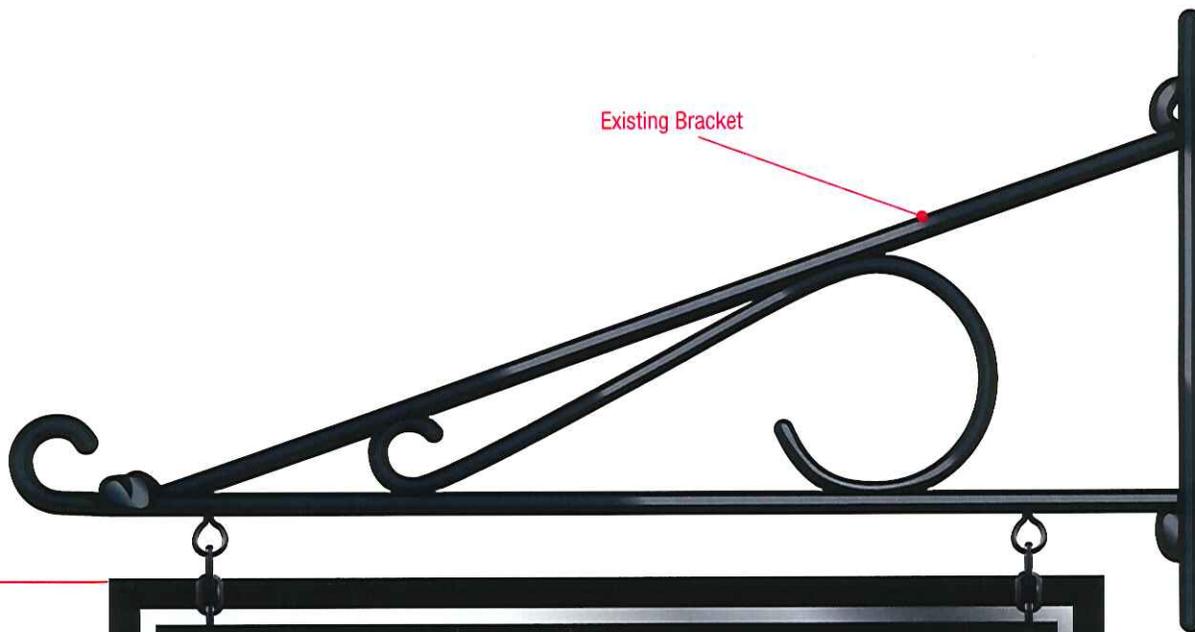
Owner's address (address, city, state, & zip): 503 HEATHER ROAD
EXTON, PA 19341

Owner's phone number (Day): 610-506-8655 (Evening): SAME

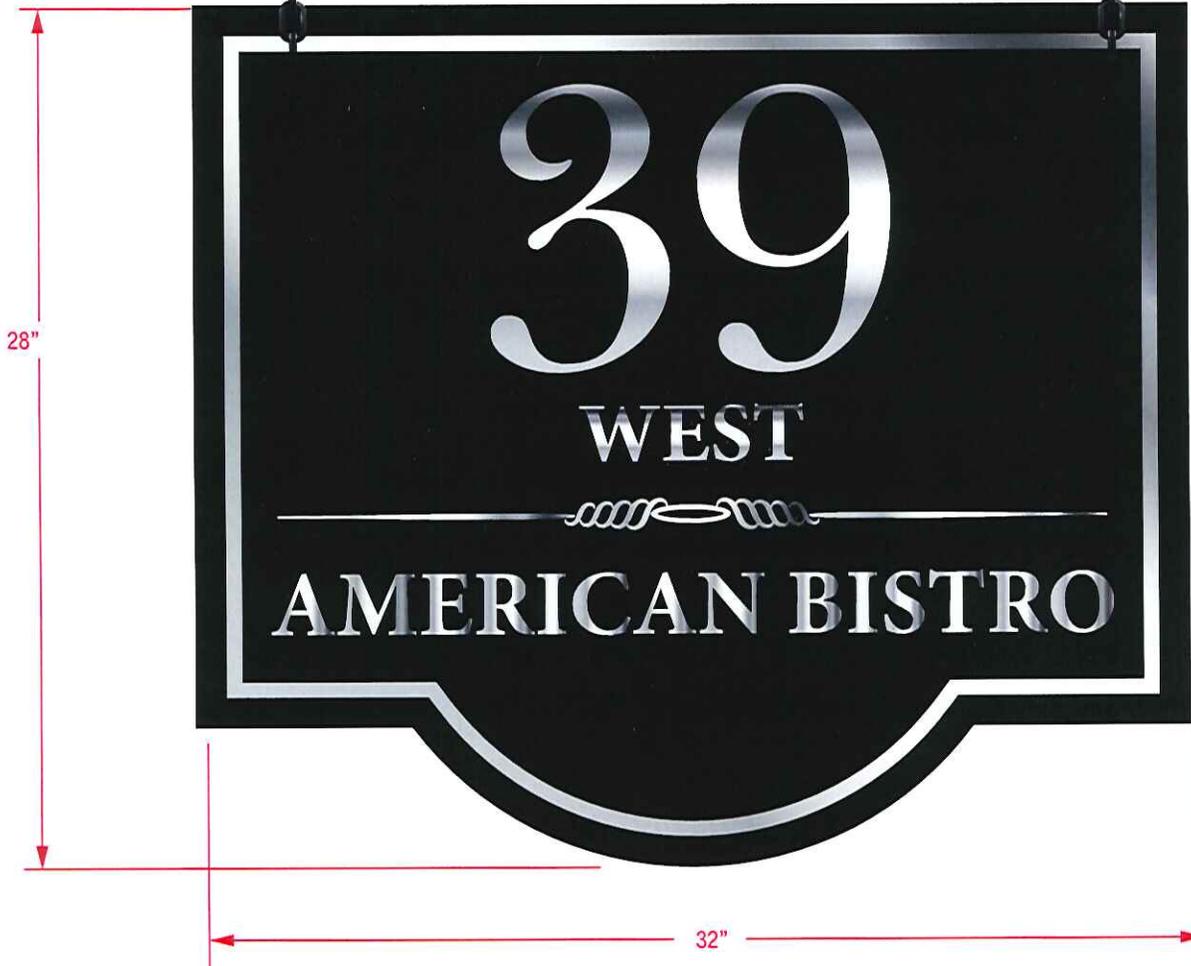
Instructions: Provide color or B/W sketches of each sign and its message, and also show its proposed placement and proportion to the building facade. Also attach photos of the streetscape and adjacent buildings.

- 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: Doublesided, CARVED sign, to be mounted (hanging) from existing scroll bracket. Background will be spray painted w/ 2 part polyurethane satin black finish. All letters, numbers, graphics & borders carved into background & filled w/ silver metallic paint.
- 6) Is there new illumination? No Fixture type? _____
How will it be mounted? _____
- 7) Sign Dimensions: Height: 28" x Width: 32" x Depth: _____
- 8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign? 3'6"
(Current Borough code requires 8'-0" minimum to bottom of sign)
- 9) How will this sign be mounted? HANGERS OUT TO EXISTING SCROLL BRACKET.
(Please note: any attachment to a masonry facade must be done through the mortar joints, NOT into the masonry.)
- 10) If a hanging sign, describe the hanging bracket: SEE ABOVE
- 11) If a hanging sign, is this an existing bracket? YES
- 12) Colors: BLACK & SILVER
- 13) Message: SEE ABOVE
- 14) Lettering style: please note that the historic preference is for any "serif" type: SERIF

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



Existing Bracket



28"

32"



DENRON SIGN COMPANY, Inc.
 259 Norwood Road
 Downingtown, Pa 19335
 Ph: 610.269.6622 Fax: 610.269.6642
 e-mail: info@denronsigns.com
 Like us on facebook facebook.com/DenronSigns

Sign Specs: Specs and Pricing



Client Name: 39 West American Grill Location: Address	File Name: PVC Sign_REV1.ai File Location: DENRON-SERVER1\Jobs Folder Name: 39 West American Grill\09-14-16 Layout Date: 10/13/2016 Page: 1 of 1	Please review all info on sign for accuracy. (Spelling, Address, Phone Number etc.) Sign Will Be fabricated directly from this layout. Denron will not be responsible for type errors. CLIENT APPROVAL _____ APPROVAL DATE _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.	Sales Rep: Denis Designer: Shelby Est.Completion: 00/00/2016
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Application Number: 2016-59

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

PROJECT ADDRESS: 217 East Market Street

- 1) *Date of HARB Review: October 27, 2016*

- 2) *Applicant's Proposal:* The Applicant proposes replacement of the front façade wood siding with hardie plank siding, replacing the four ganged windows on the first floor front façade in kind, installing shutters on the second and third floor windows, and replacing the deteriorated pent roof in kind.

- 3) *Findings:* The second and third floor windows will remain the same but will be painted.

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

 - Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2016-59 with the conditions that the shutters be wood paneled and sized to match the width of the window opening (and the same height as sash), hardie plank is approved as presented in colors of beige or tan, the pent roof is replaced with architectural shingles or at Applicant's option a standing seam metal roof can be used and the first floor windows be replaced in kind (either aluminum or vinyl).

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

Application Number: 2016-59

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

PROJECT ADDRESS: 217 East Market Street

5) *Borough Council's Action and Date*

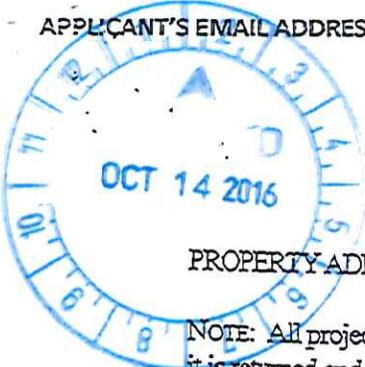
- Approved per HARB recommendation:
- Denied for the following reasons:
- Approved with the following differences from HARB recommendation:

.....

Date of Action Taken: _____

Borough Manager's Signature: _____

APPLICANT'S EMAIL ADDRESS REQUIRED: tbaldwin@vmr-inc.com



Date application received: 10/17/16 (Office use only.)

Application number: 2016-59

PROPERTY ADDRESS: 217 E. Market 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): JAME

Applicant's Signature: _____ Date: _____

Owner's name (print): Edwin and Joan Baldwin

Owner's Signature: Edwin Baldwin Joan Baldwin Date: 10/8/16 10/8/16

*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: 10/17/16
Application number: 2016-59

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): 217 E. Market st, West Chester PA
Name of business (if applicable): Duplex Rental Property in Town Center
Applicant's name (please print): Edwin and Joan Baldwin
Applicant's address (address, city, state, & zip): 927 Marie Rochelle Drive,
West Chester, PA 19382
Applicant's phone number (Day): 610.461.3733 (Evening): 610.637.5144 (Cell Anytime)
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? One Front Side Back
- 3) What was the old material? Wood cedar plank siding
- 4) What is the proposed new material? Hardie Plank Cement-or- Stucco Siding
- 5) How will it be installed? Cedar will be removed and replace w/ Hardie Plank
- 6) Are you reusing any historic materials? No-There is no historic material
- 7) If so, what and how? _____
- 8) What were the old dimensions? Height: N/A x Width: _____ x Depth: Same Dims.
- 9) What are the new dimensions? Height: N/A x Width: _____ x Depth: Same Dims.
- 10) What were the old colors? Stained wood
- 11) What do you propose for the new colors? Tan Hardie Plank or natural tan stucco
- 12) Why do you want to make these changes? The exterior wood is in poor condition and looks bad.

Please provide a brief, detailed summary of all of the work you are proposing:

We will be removing the cedar siding from the front of the second and third story of the building. The cedar will be replaced with Hardie Plank Cement siding (or stucco if you prefer). All of the exposed wood trim will be finished with white aluminum capping. The old shingles on the small front canopy roof will be replaced with asphalt shingles. Shutters will be hung next to the second and third story windows. The front door will be painted.



Photo #1 - Existing



Photo # 2 - with Hardie Plank Cement Siding
* standard colors attached - or - can
be painted any custom color as per rendering.



Photo # 3 - With Stucco



Application Number: 2016-60

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

PROJECT ADDRESS: 7 North Matlack 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: 10/17/16 (Office use only.)

Application number: 2016-60

PROPERTY ADDRESS: 7 N. Matlack 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
- 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): _____
 Applicant's Signature: [Signature] Date: _____

Owner's name (print): _____
 Owner's Signature: [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.

Date application received: 10/17/16

Application number: 2016-60

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): 7 N. Matlack St.

Name of business (if applicable): Zukin Realty, Inc.

Applicant's name (please print): Scott Zukin

Applicant's address (address city, state, & zip): 121 E. Coak St West Chester, PA 19380

Applicant's phone number (Day): 610-696-0953 (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? _____ Front Side Back

3) What was the old material? brick & concrete

4) What is the proposed new material? brick

5) How will it be installed? _____

6) Are you reusing any historic materials? _____

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? building steps to code.

PROPOSED
STEP
CONSTRUCTION



Application Number: 2016-61

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

PROJECT ADDRESS: 126 North Church Street

- 1) *Date of HARB Review: October 27, 20126*

- 2) *Applicant's Proposal:* The Applicant proposes repairs to the deteriorated stucco on the front façade. The stucco repair will focus above the window and will match in color to the existing stucco which is unpainted. The Applicant also proposes to replace the deteriorated window sash on front façade window and remove the T1-11 and replace with wood shake shingles.

- 3) *Findings:*

- 4) *Recommendations from HARB:*
 - Approved as presented: The Board recommends a Certificate of Appropriateness for Application 2016-61 as presented with the clarification that a replicate window sash be added.
 - Approved with the following conditions:

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

Application Number: 2016-61

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

PROJECT ADDRESS: 126 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: _____

(Office use only.)
Date application received: 10/17/16

Application number: 2016-61

PROPERTY ADDRESS: 126 North Church 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.

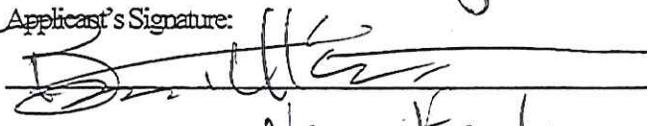
2) *Please indicate which items you are submitting with your application form. Do not submit originals, since these will be kept by the HARB for its official archives.*

- 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).

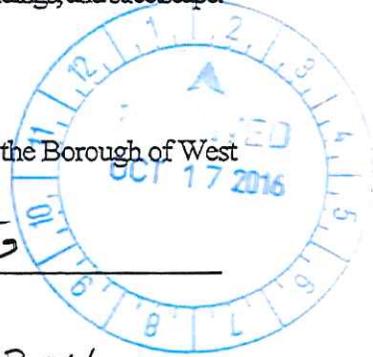
The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): Ullwitz Home Improvements

Applicant's Signature:  Date: 10/18/2016

Owner's name (print): Nan Fegley

Owner's Signature:  Date: 10/18/2016



*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: 10/17/16

Application number: 2016-61

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): 126 North Church Street

Name of business (if applicable):

Applicant's name (please print): McGinty Home Improvements

Applicant's address (address, city, state, & zip): 12 Mendenhall Dr. Coatesville Pa 19320

Applicant's phone number (Day): 484-678-6997 (Evening): Same

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

Owner's address (address, city, state, & zip): 1325 South Meadows Parkway #321 New Nevada 89521

Owner's phone number (Day): 404-888-0801 (Evening): Same

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? Stucco over Brick / T-1-11 Siding
- 4) What is the proposed new material? Stucco / Cedar Siding - shingles
- 5) How will it be installed? Sash to be secured in old opening
- 6) Are you reusing any historic materials? Windows - ~~doors~~
- 7) If so, what and how? _____
- 8) What were the old dimensions? Height: 60" x Width: 35 x Depth: 1 1/4
- 9) What are the new dimensions? Height: 60" x Width: 35 x Depth: 1 1/4
- 10) What were the old colors? Grey window & trim white stucco
- 11) What do you propose for the new colors? Color to match existing
- 12) Why do you want to make these changes? Window Sash deteriorated / Stucco cracked and falling off wall / Siding will require less maintenance.





Application Number: 2016-62

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

PROJECT ADDRESS: 29 South Church Street

- 1) *Date of HARB Review: October 27, 2016*

- 2) *Applicant's Proposal:* The Applicant proposes complete conversion of the rear carriage house. The proposed renovations will convert the carriage house to a one bedroom apartment. The scope of the exterior restoration will range from brick repairs and spot repointing to window and door refurbishment and/or replacements where necessary. The most notable alteration will be the removal of the early twentieth century sliding wood garage door. The garage door opening will be rebuilt to resemble the typical configuration of carriage house artisan garage doors in West Chester.

- 3) *Findings:*

- 4) *Recommendations from HARB:*
 - Approved as presented: The Board recommends a Certificate of Appropriateness for Application 2016-62.
 - Approved with the following conditions:

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

Application Number: 2016-62

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

PROJECT ADDRESS: 29 South 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: theyocums@verizon.net

Date application received: 10/17/16 (Office use only.)

Application number: 2016-62

PROPERTY ADDRESS: 29 South Church 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): Philip Youm 10/17/2016
Applicant's Signature: _____ Date: _____

Owner's name (print): Nicholas Halladay, Sr.
Owner's Signature: Nicholas Halladay 10/17/2016
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.

Date application received: 10/17/16

Application number: 2016-62

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): 29 South Church Street

Name of business (if applicable):

Applicant's name (please print): Philip Yorum

Applicant's address (address city, state, & zip): 814 Spruce Avenue West Chester, PA 19382

Applicant's phone number (Day): 610-350-9564 (Evening): 610-350-9564

Owner's name (if different from applicant's): Nicholas Halladay, Sr.

Owner's address (address, city, state, & zip): 118 Windridge Drive West Chester, PA 19380

Owner's phone number (Day): 610-696-0999 (Evening): 610-696-0999

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? 4 Front Side Back

3) What was the old material? Brick Walls, Wood Windows & Trim

4) What is the proposed new material? Brick Walls, Wood Windows, Doors & Trim

5) How will it be installed? Refer to Drawings

6) Are you reusing any historic materials? Yes

7) If so, what and how? Retaining 2 historic windows, Brick, Wood Cornice

8) What were the old dimensions? Height: _____ x Width: _____ x Depth: _____

9) What are the new dimensions? Height: Unchanged x Width: _____ x Depth: _____

10) What were the old colors? Dark Blue & Cream Trim / Brick

11) What do you propose for the new colors? Dark Blue & Cream Trim / Brick

12) Why do you want to make these changes? We are converting this historic carriage house to an apartment with a one car garage.

REVISORS:	BY:

SEAL:

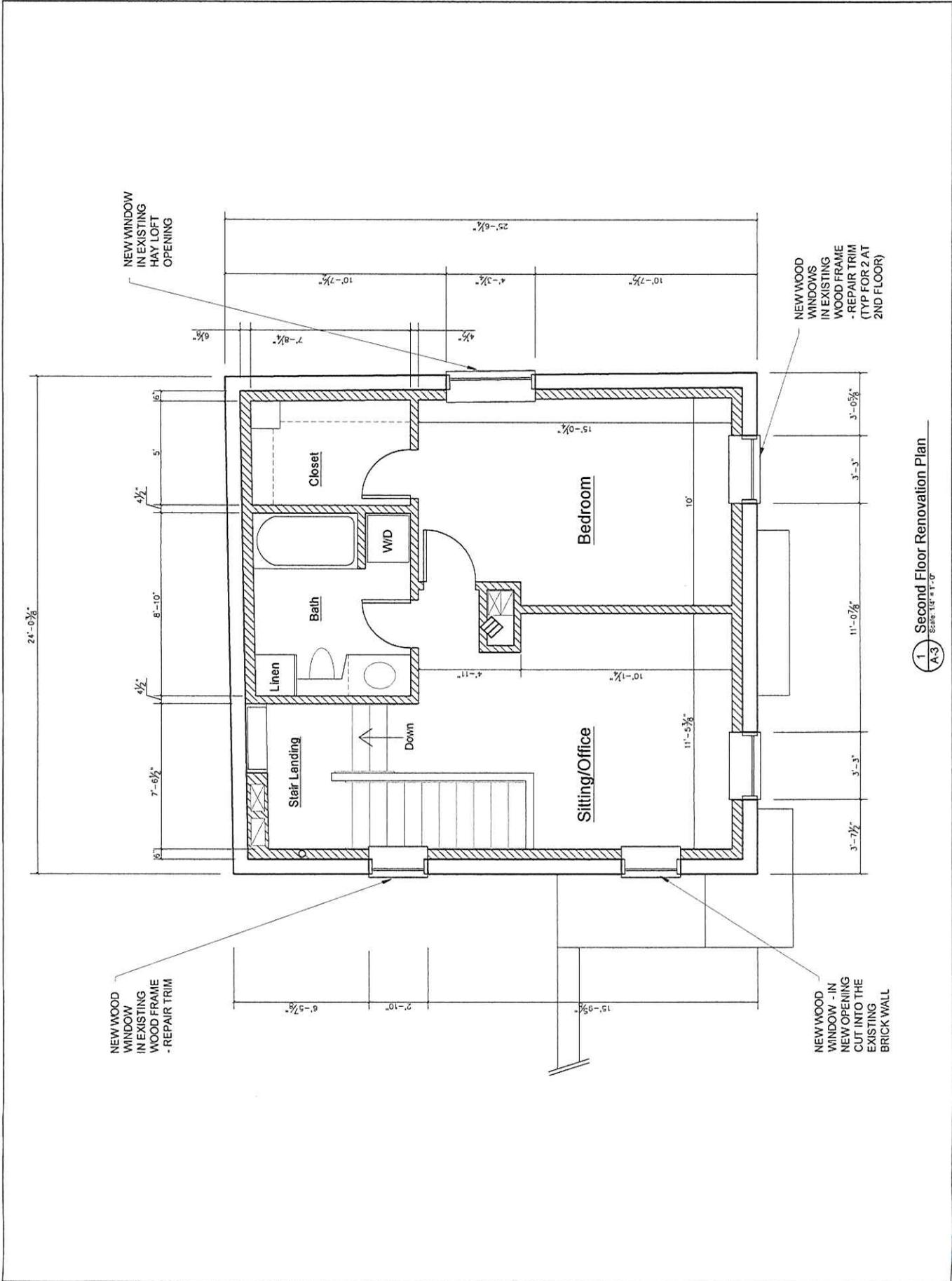
Philip Yocum Architect
 814 Spruce Avenue
 West Chester, Pennsylvania 19382
 610-696-1795

Renovations to the Carriage House of
 Nicholas & Nancy Halladay
 29 South Church Street - West Chester, Pennsylvania

DRAWING TITLE:
 SECOND FLOOR RENOVATION PLAN

DATE: 10-17-2016
 DRAWING NUMBER:

A-3
 OF 6 SHEETS



1 Second Floor Renovation Plan
 A-3 SCALE: 1/8" = 1'-0"

REVISIONS:	B/C

SEAL

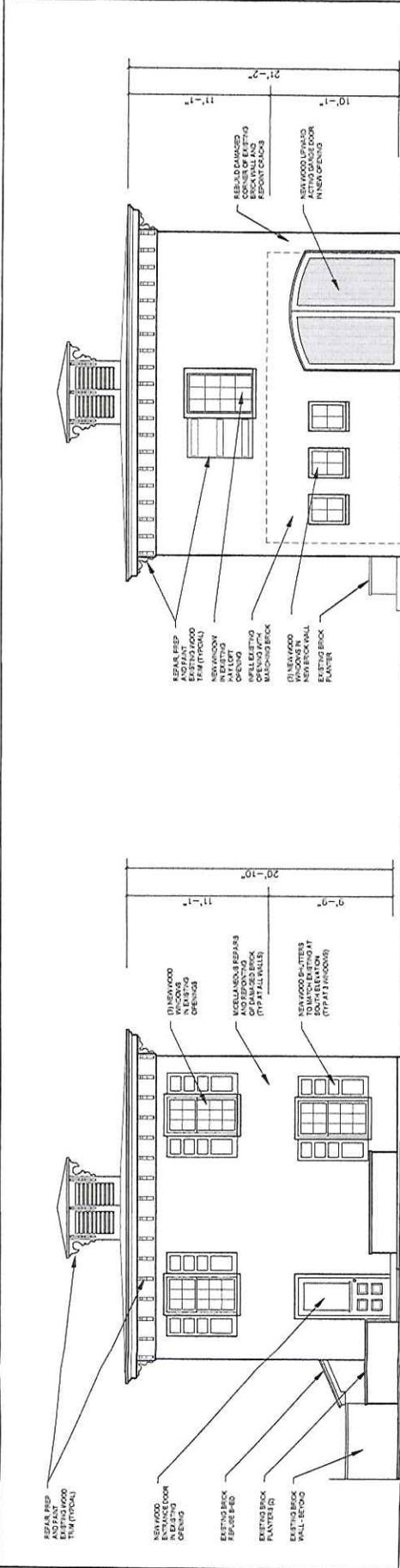
Philip Yocum Architect
 814 Spruce Avenue
 West Chester, Pennsylvania 19382
 610-696-1795

Renovations to the Carriage House of
 Nicholas & Nancy Halladay
 29 South Church Street - West Chester, Pennsylvania

DRAWING TITLE:
 RENOVATION
 ELEVATIONS

DATE: 10-17-2016
 DRAWING NUMBER:

A-4
 OF 6 SHEETS



1 South Elevation
 SCALE: 1/4" = 1'-0"

4 North Elevation
 SCALE: 1/4" = 1'-0"

1 South Elevation
 SCALE: 1/4" = 1'-0"

3 West Elevation
 SCALE: 1/4" = 1'-0"

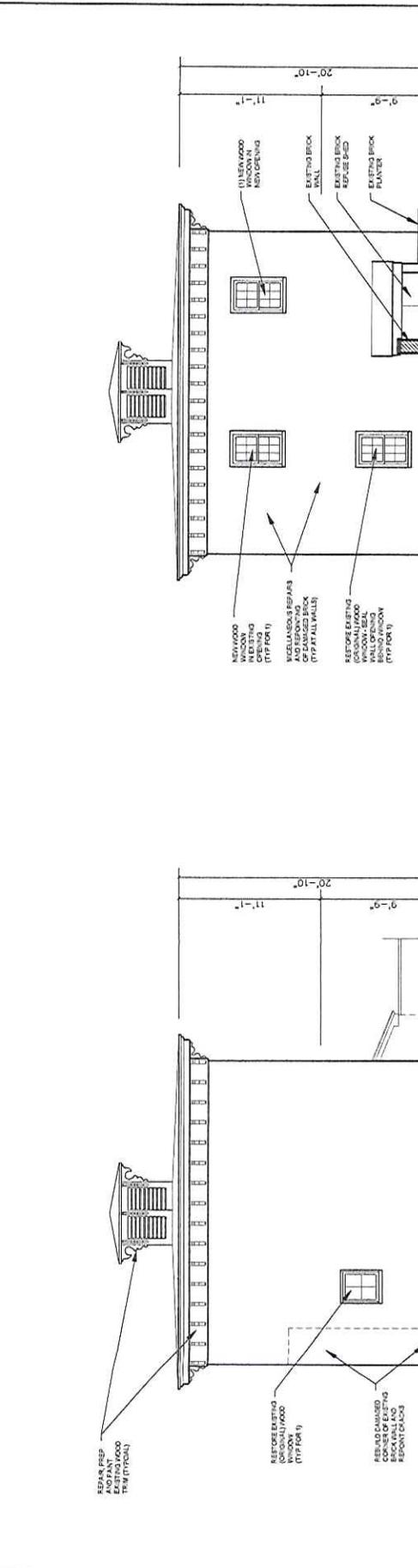




Image 1: Three converted historic carriage houses on East Prescott Alley.



Image 2: Existing historic carriage houses on East Prescott Alley.

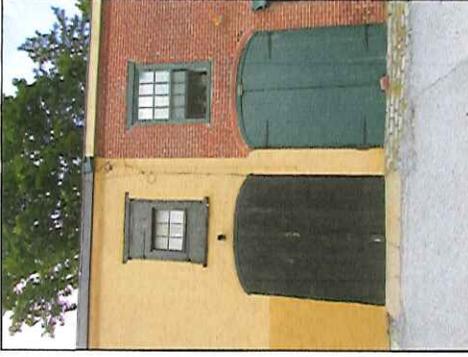


Image 3: Detail of original arched top carriage doors and converted hay loft doors.



Image 4: Detail of modern garage door conversion and original horse stall windows at historic carriage house on East Prescott Alley.

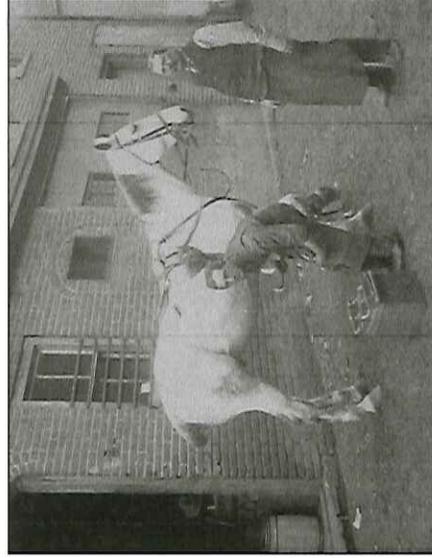


Image 5: John Jackson Blacksmith - West Chester - 1898
Shoer - Jesse Weaver
Horse - George Bombay
CCHS Collection

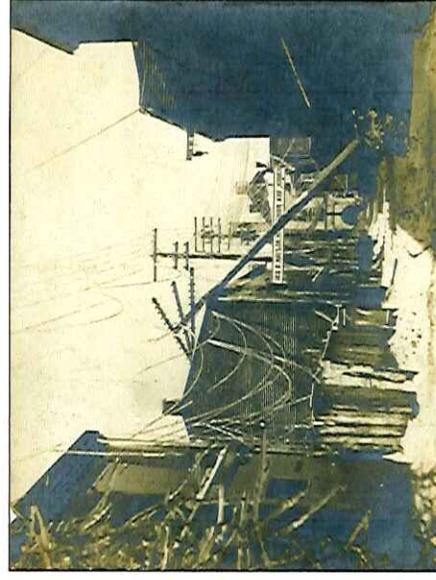


Image 6: Wilmont Alley - 1902 Sleet Storm
View looking North at Miner Street
CCHS Collection

REVISIONS:	BY:

SEAL:

Philip Yocum Architect
814 Spruce Avenue
West Chester, Pennsylvania 19382
610-696-1795

Renovations to the Carriage House of
Nicholas & Nancy Halladay
29 South Church Street - West Chester, Pennsylvania

DRAWING TITLE
HISTORIC
CARRIAGE
HOUSE
PHOTOGRAPHS

DATE
10-17-2016
DRAWING NUMBER

HP-1



Robson Bilgen Architects • NEW ENGLAND COUNTRY HOUSE

TECHNICAL GUIDE E
DOUBLE/SINGLE HUNG
WINDOWS



PRODUCT FEATURES

STYLES

Double Hung, Single Hung, Radius Top and Cottage options.

STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- Low E insulated glazing with 1/2" (13 mm) airspace
- Extruded aluminum cladding in a variety of standard colors, primed wood or clear fir exterior
- Insect screens
- Wood exterior windows are supplied with linen, bronze or sandstone screen frame at no additional charge. Screen-frame color is matched to exterior finish on metal clad units.

HARDWARE

A selection of hardware finishes are available. See the Hardware in section A for more information.

GLAZING

Heat-Smart® Double, Heat-Smart® Triple and StormForce™. StormForce not available on all products.

SIMULATED DIVIDED LITES (SDL)

Ogee Profile — 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm).

Putty Profile — 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm).

Square Profile (interior only) — 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm).

CASING

WOOD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 5 1/2" (139 mm) Flat, Adams and Williamsburg.

METAL CLAD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, Nose & Cove, Adams, Williamsburg and Contemporary.

METAL CLAD COLOR SPECTRUM

Standard and Architectural Palette colors, including anodized finishes.



Double/Single Hung

LEGEND: ● Standard ○ Optional

HARDWARE STYLES	Double/ Single Hung
Sash Lock	●
Sash/Lift	○

VARIABLES	Double/ Single Hung
Function:	
Use for Egress	●
Available with Screen	●
Durability:	
Low Maintenance Metal Clad Exterior ¹	●
Clear Douglas Fir Exterior Finish	○
Clear Mahogany Exterior Finish	○
Primed Exterior Finish	○
Performance:	
Heat-Smart® Double	●
Heat-Smart® Triple	○
StormForce™	○
Appearance:	
SDL	○

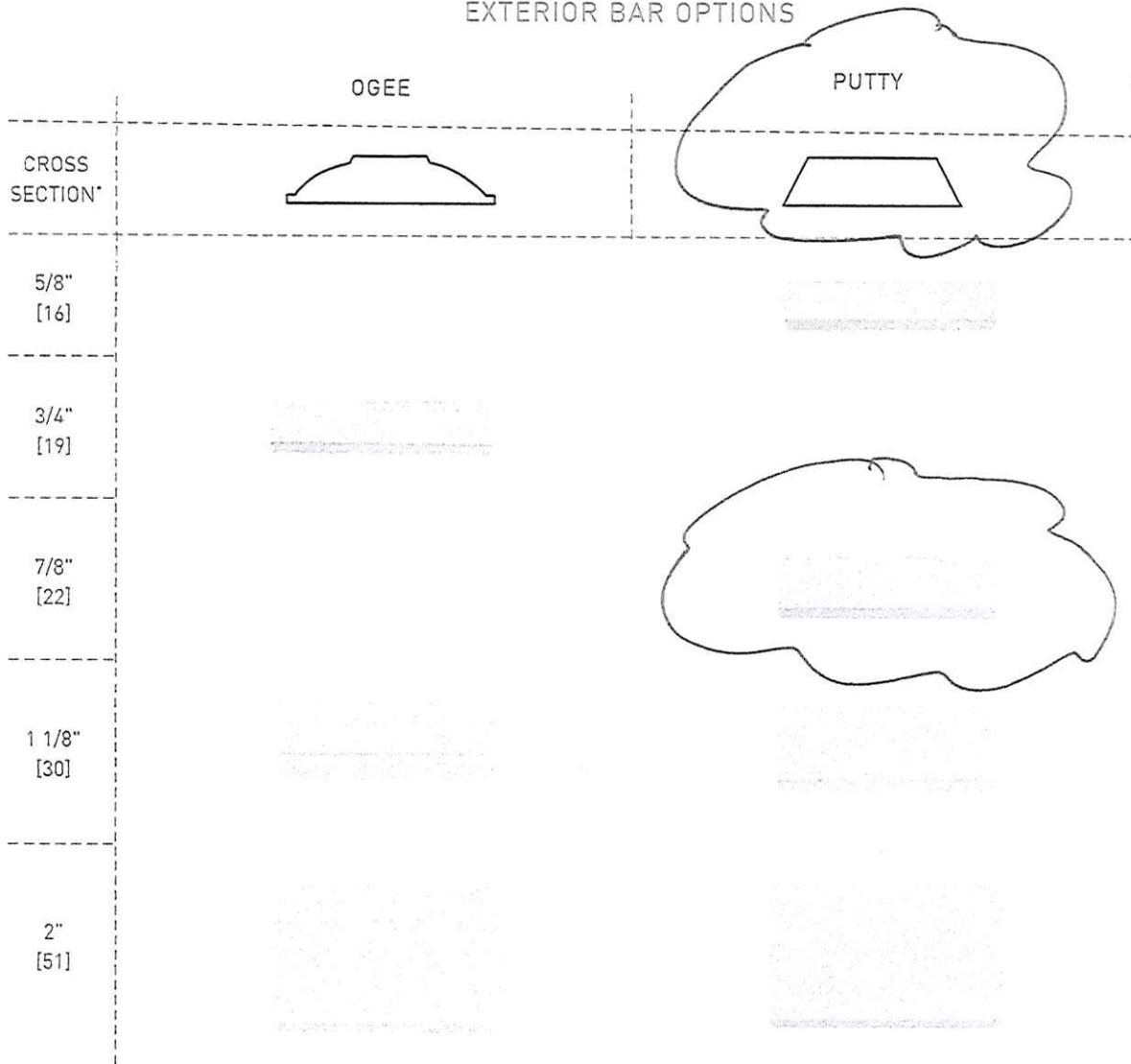
FINISH OPTIONS: REFER TO SECTION A.

¹ - Various Standard and Architectural metal clad colors, including anodized finishes

SIMULATED DIVIDED LITES & GRILLES

SDL BARS ADD A DISTINCTIVE DESIGN FEATURE to full-size panes of glass. Wood or metal bars securely bonded to the outer surfaces of the sealed glass unit simulate the appearance of traditional true divided lites. Available with straight or radius bars.

EXTERIOR BAR OPTIONS



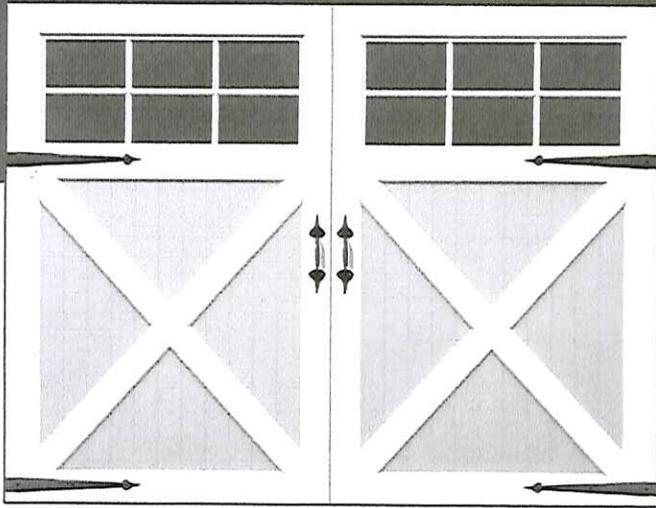
A22

www.loewen.com | 1.800.563.9367 | GLASS & GLAZING OPTIONS

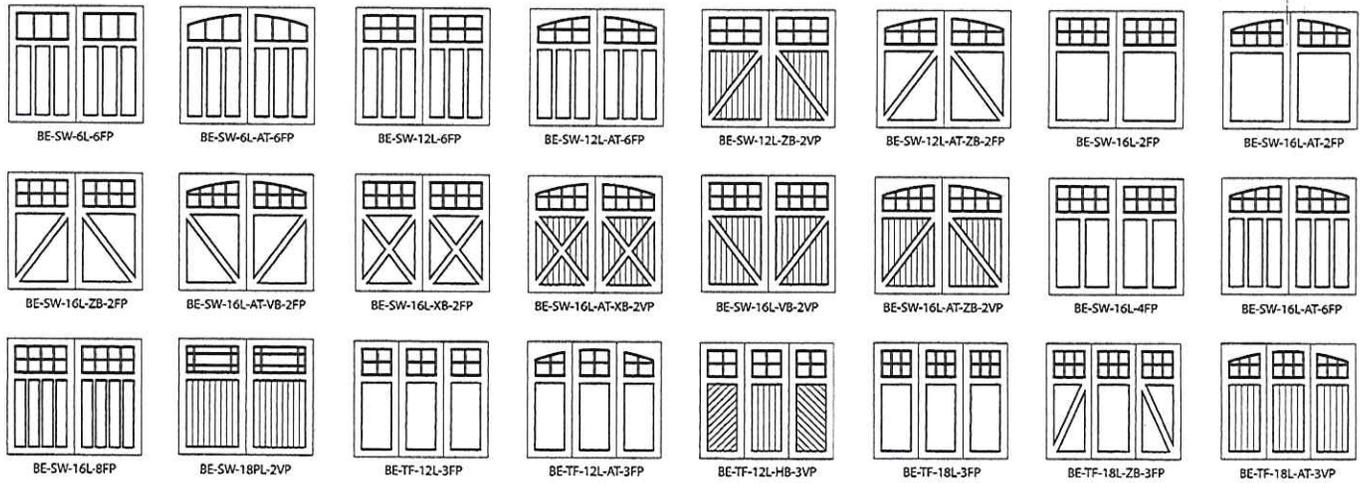
See Cyprium section for Cyprium profiles

* Cross sections shown in 7/8" [22 mm] profile size.

BENCHMARK DESIGNS



Here is a sampling of designs available in the Benchmark series of fine composite carriage doors. Please inquire for designs not seen here, available in our full library.



Specifications

- Frame section: 1-1/4" thick
- MDO panels: 3/8" thick
- Urethane foam core: R value of 9.1
- Extra face frame: 3/4" thick with profiled edges
- Overlay boards: 5-3/4" width
- Overall section thickness: 2"
- Interior back: 1/4" mahogany plywood
- Exterior grill: simulated divided lites
- Finish: comes standard factory primed; optional white latex paint top coat

Standard Features

- Torsion springs
- Heavy-duty track
- 11-gauge hinges
- Commercial-grade white nylon rollers
- Vinyl bottom astragal with aluminum retainer

Field Painting

The Benchmark is a paint grade wood composite door that comes factory primed. A field application of high quality exterior

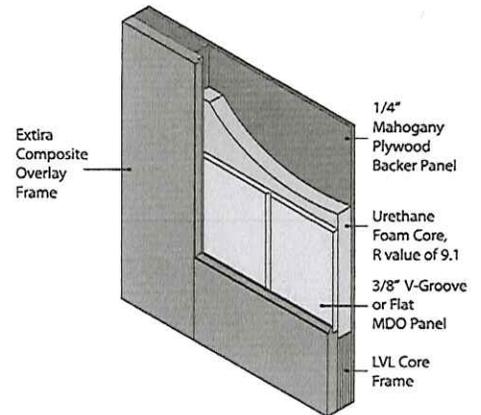
paint is required prior to or immediately following installation in order to comply with the terms of the warranty. An optional factory applied white latex top coat is available.

Window Options

- 4, 6, 8, 12, and 16 lite designs included standard
- Arch top
- Prairie lites
- Solid top (no glass)

Panel and Trim Options

- V-Groove panels
- Diagonal/herringbone panels
- Z, V Brace overlay boards
- X Brace overlay boards



GUARANTEED FOR QUALITY

Artisan offers a 3-year limited warranty on Benchmark

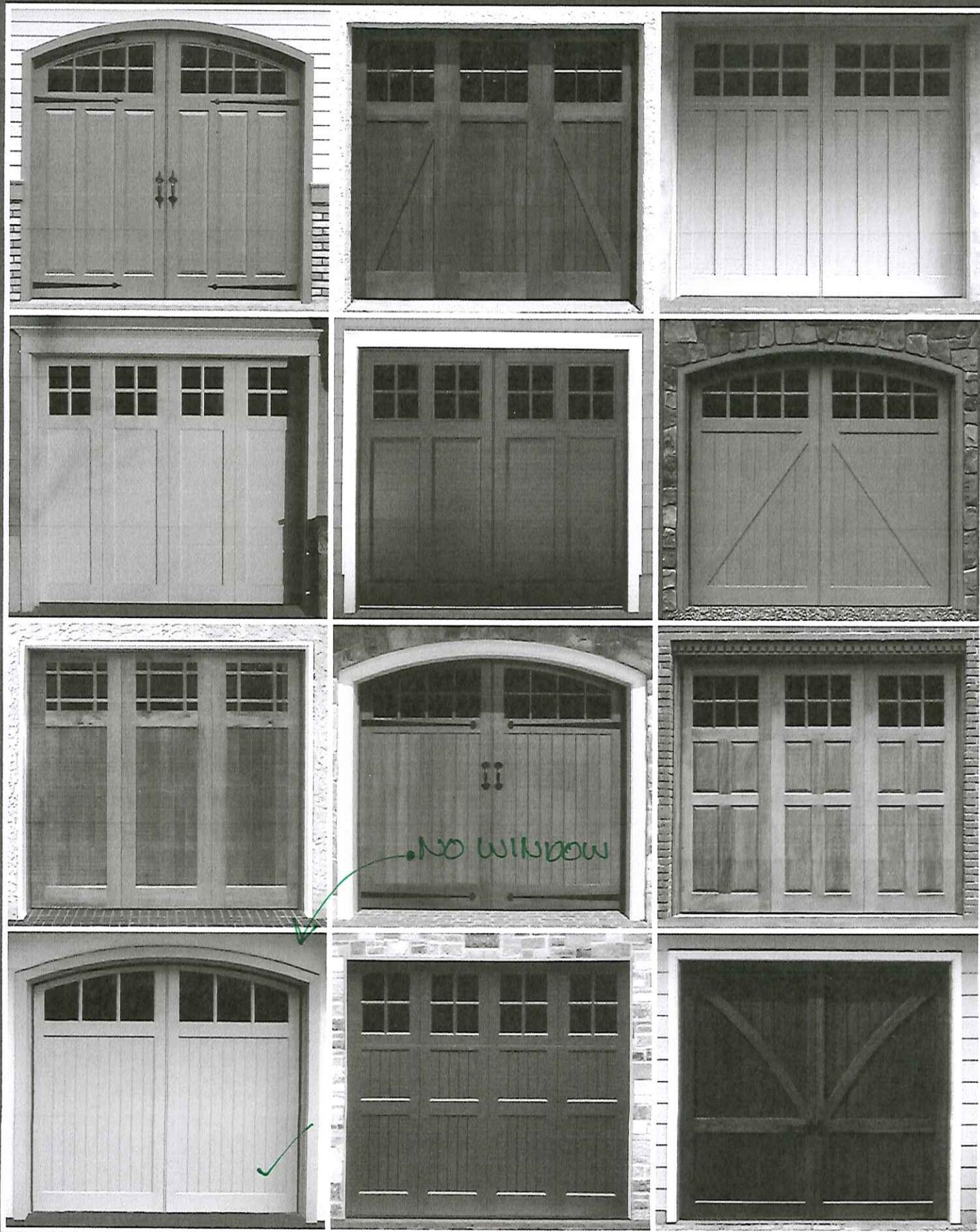
ARTISAN
CUSTOM DOORWORKS

975 Hemlock Road, Morgantown, PA 19543
888-913-9170 • Fax: 610-913-6036
www.artisandoorworks.com



Free app
<http://gettag.mobi>

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Artisan reserves the right to modify models and specifications without notice.



NO WINDOW

Application Number: 2016-63

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

PROJECT ADDRESS: 119 East Market Street

- 1) *Date of HARB Review: October 27, 2016*

- 2) *Applicant's Proposal:* The Applicant proposes a multi-story addition. The third story addition in the front will include a gable roof with asphalt shingles. The two story addition in the rear will have a $\frac{3}{4}$ pitched roof to match existing and will be covered with asphalt shingles. The entire addition will be stucco sided to match existing. Double hung wood windows will be used with wood trim to match existing. The existing staircase is being relocated to accommodate the addition.

- 3) *Findings:*

- 4) *Recommendations from HARB:*
 - Approved as presented:
 - Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2016-63 with the condition that the Application be amended with sketch SK3 as presented at the meeting (SK3 depicts window changes).
 - Denied:** *The applicant must make the following changes to his/her proposal and resubmit to HARB:*

Application Number: 2016-63

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

PROJECT ADDRESS: 119 East 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: 2016-63 (Office use only.)

Application number: 10/17/16

PROPERTY ADDRESS: 119 E MARKET 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
- 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): GREG RADFORD

Applicant's Signature: _____

Date:

10-17-2016

Owner's name (print): STAN ZUKIN

Owner's Signature: 

Date:

10-17-2016

**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: 2016-63

Application number: 10/17/16

SECTION #4 / ADDITIONS

Location of project (address): 119 E MARKET ST

Name of business (if applicable): _____

Applicant's name (please print): GREG RADFORD

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

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 EAST GAY STREET

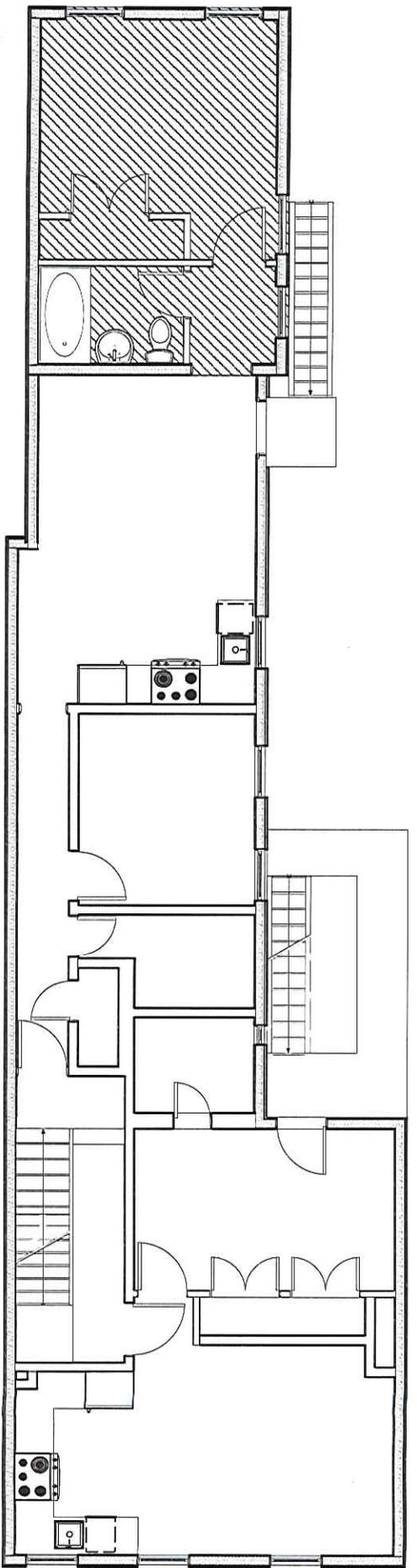
WEST CHESTER, PA

Owner's phone number (Day): 610 696 0953 (Evening): _____

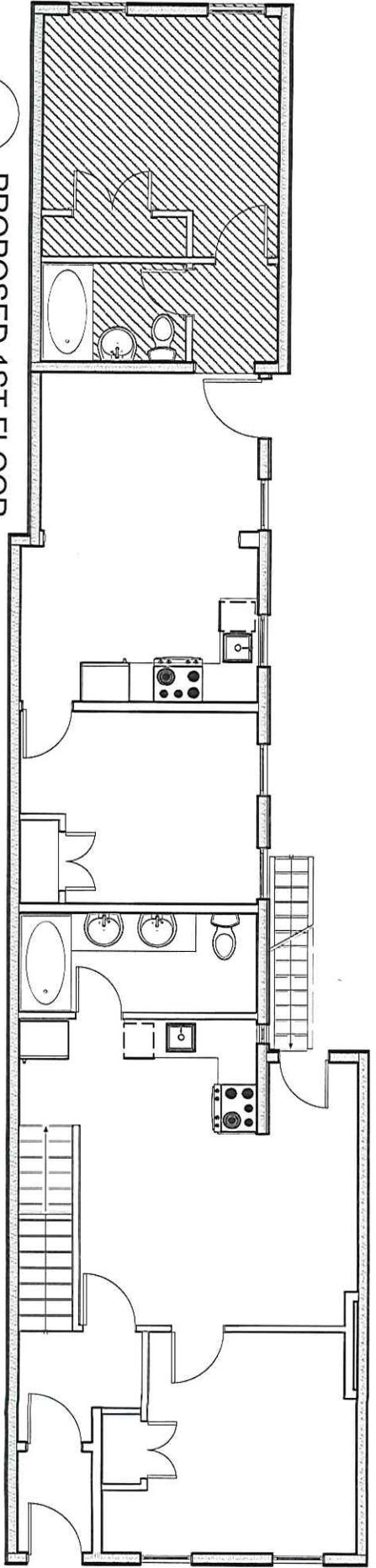
Instructions: Include one Application per addition. Provide clear photographs showing the location of each proposed addition. Also attach photographs of the streetscape and adjacent buildings. Provide architectural elevations, material specifications, and manufacturer's pamphlets on the materials proposed.

- 1) Addition location: Front facade Left of front Right of front Back facade Other(Specify) _____
- 2) Footprint dimensions: 13'-6"X19'-0"
- 3) Number of Stories: 3 STORIES
- 4) When was your building built? NOT KNOWN Architectural Style GENERIC
Architect/Builder (if known) _____
- 5) Window style and materials: DOUBLE HUNG : ONE OVER ONE WD
How do they match/contrast with the rest of the building? MATCH STYLE
- 6) Roof style and material: SHINGLE
How do they match/contrast with the rest of the building? MATCH EXISTING
- 7) Wall and siding materials: STUCCO
How do they match/contrast with the rest of the building? MATCH EXISTING
- 8) Are you using any historic materials? NO
If so, what and how? _____

- 9) Why are you building this addition? ADDITIONAL ROOM FOR APARTMENTS



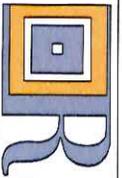
2
PROPOSED 2ND FLOOR
 Scale: 1/8" = 1'-0"



1
PROPOSED 1ST FLOOR
 Scale: 1/8" = 1'-0"

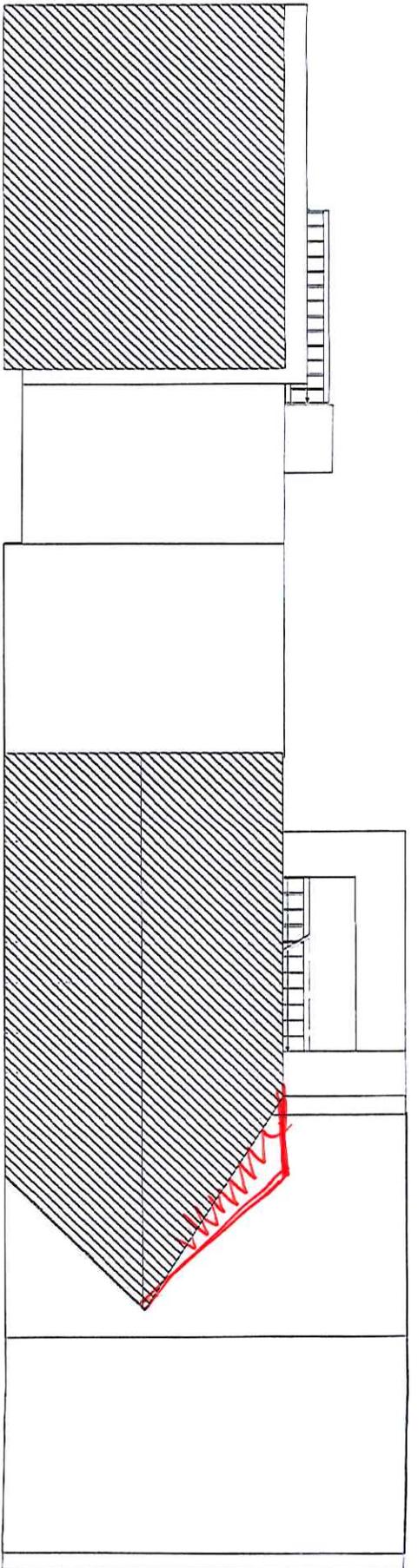
NOT: HATCHED AREA INDICATES NEW ADDITION

greg radford
 ra, leed ap, ncarb
 211 west chestnut street
 west chester, pa 19380
 CELL PHONE (610) 567-7401



119 E MARKET STREET ADDITION

10.17.2016
 SK1



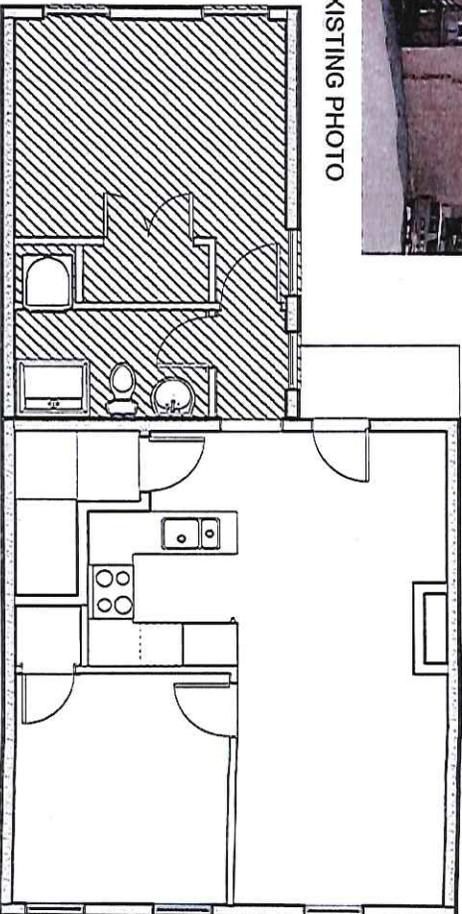
2 PROPOSED ROOF PLAN
Scale: 1/8" = 1'-0"



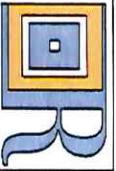
EXISTING PHOTO

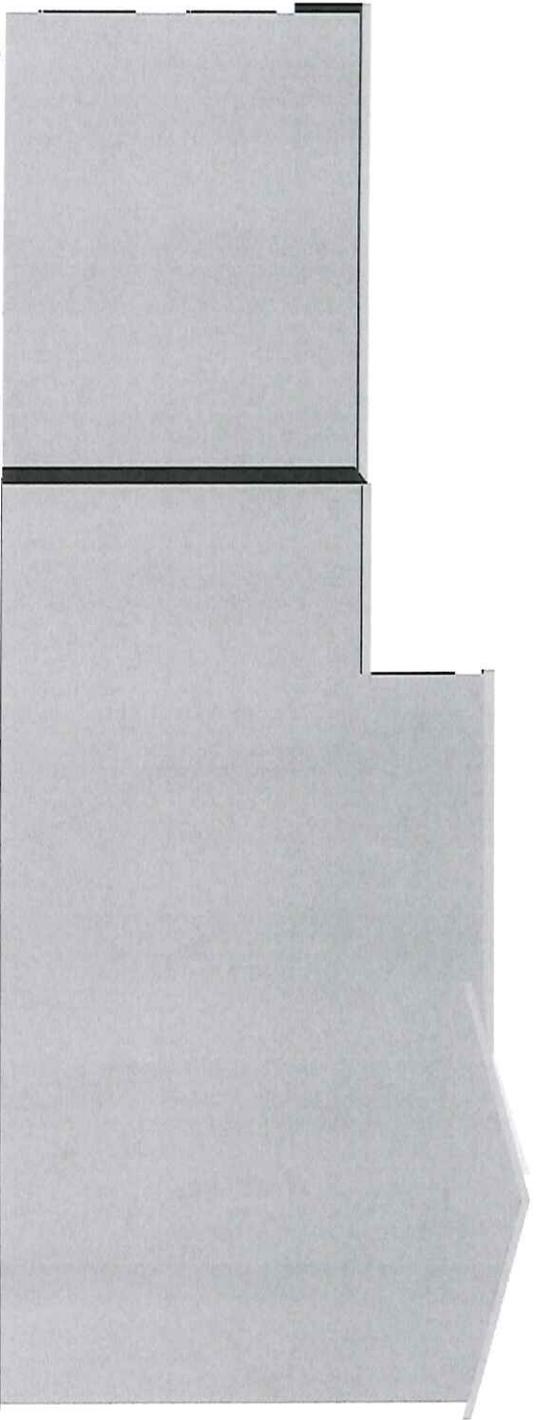


EXISTING PHOTO

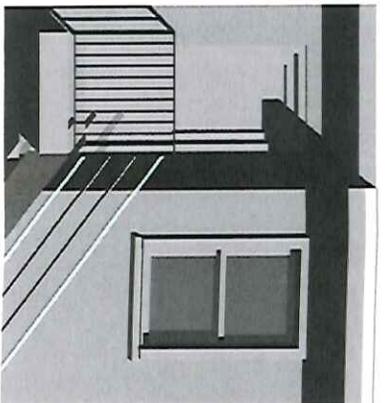


1 PROPOSE 3RD FLOOR
Scale: 1/8" = 1'-0"

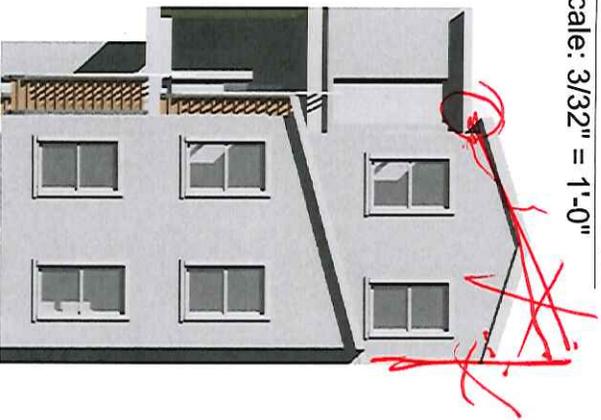




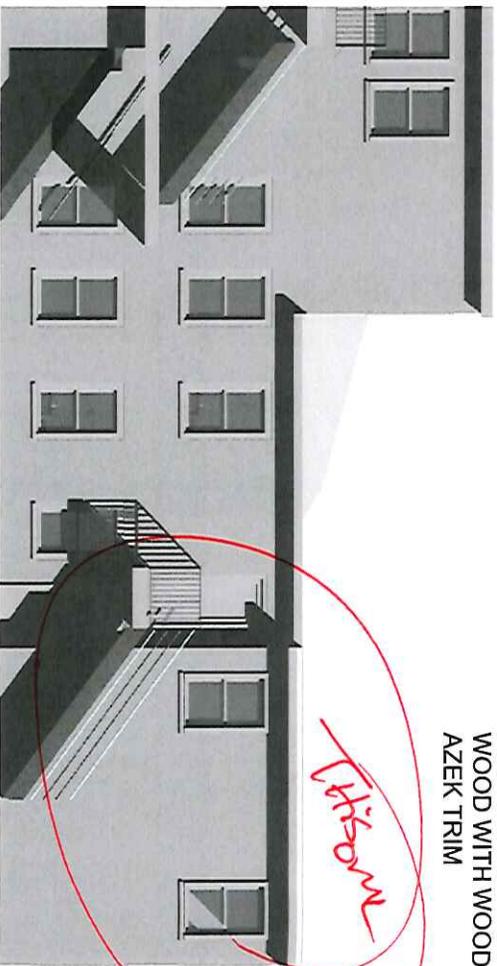
1 WEST ELEVATION
Scale: 3/32" = 1'-0"



4 TYP WINDOW
Scale: 3/16" = 1'-0"



2 ALLEY ELEVATION
Scale: 3/32" = 1'-0"



3 ELEVATION
Scale: 3/32" = 1'-0"

ALL EXTERIOR FINISHES TO MATCH EXISTING. NEW WINDOWS: DOUBLE HUNG WOOD WITH WOOD OR AZEK TRIM

greg radford
ra, leed ap, ncarb
211 west chestnut street
west chester, pa 19380
CELL PHONE: 703/9597267



GREG RADFORD ARCHITECT

119 E MARKET STREET ADDITION

10-17-2016
SK3

Application Number: 2016-64

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

PROJECT ADDRESS: 225 North Church Street

- 1) *Date of HARB Review: October 27, 2016*

- 2) *Applicant's Proposal:* The Applicant is proposing to make changes to the front porch window and the windows on the third floor of the side façade and construct new entrance on side façade first floor. The Applicant will use casement windows with a false divide to accommodate egress requirements.

- 3) *Findings:* The framing around the front porch window will remain and the new window will be double hung. The entryway will include a metal stairway (akin to fire escape metal and design) and will lead up to a wood door.

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

 - Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2016-64 as presented with the clarifications that the new door is wood and updated rendering SK2, showing new third floor egress window on south gable be followed, proposed dormer replacement windows be removed and the existing arched frame on the front façade porch window be retained.

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

Application Number: 2016-64

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

PROJECT ADDRESS: 225 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: _____

(Office use only.)

Date application received: 10/17/18

Application number: 2016-64

PROPERTY ADDRESS: 225 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.

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): GREG RADFORD

Applicant's Signature: _____ Date: 10-17-2016

Owner's name (print): STAN ZUKIN

Owner's Signature:  Date: 10-17-2016

*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: 10/17/16

Application number: 2016-64

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): 225 N CHURCH ST

Name of business (if applicable): RESIDENTIAL

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): 1221 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.

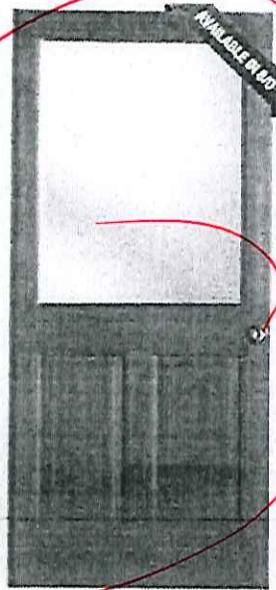
- 1) Which element(s) do you wish to change? Doors Windows Roofing Gutters
 Walls Steps Sidewalk Fence Trim Railing Porch or balcony
 Other (Specify) _____
- 2) On how many facades? TWO Front Side Back
- 3) What was the old material? STONE FACADE WITH WD DOORS AND WINDOWS
- 4) What is the proposed new material? WOOD DOORS, WINDOWS AND NEW WROUGHT IRON STAIRS
- 5) How will it be installed? _____
- 6) Are you reusing any historic materials? YES
- 7) If so, what and how? TRIM
- 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? WHITE
- 11) What do you propose for the new colors? TO MATCH EXISTING
- 12) Why do you want to make these changes? EGRESS REQUIREMENTS AND NEW ENTRY

Panel & French

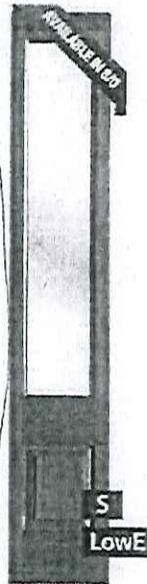
Sash Panel & French

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.



F7044LE **S** **LowE**
 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"



F7801LE **S** **LowE**
 Raised Panel
 1'0" x 6'8" 1'2" x 8'0"
 1'2" x 6'8"
 1'0" x 8'0"

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.

SG SAFETY GLASS **INSULATED GLASS** **PERFORMANCE SERIES®**
LowE LOW E **TOUGH DOORS™**

REEB MILLWORK EXTERIOR DOOR CATALOG

Wood

This door style

**Property Tax/Rent Rebate
FORMS
AVAILABLE HERE**

The Property Tax and Rent Rebate program provides relief for:

- Property tax payers age 65 and older, widows and widowers age 65 or older and those with disabilities age 18 or older.
- The income eligibility limit, excluding that of social security, for qualifying for grants is \$35,000 and \$45,000.
- The property tax liability is \$650.

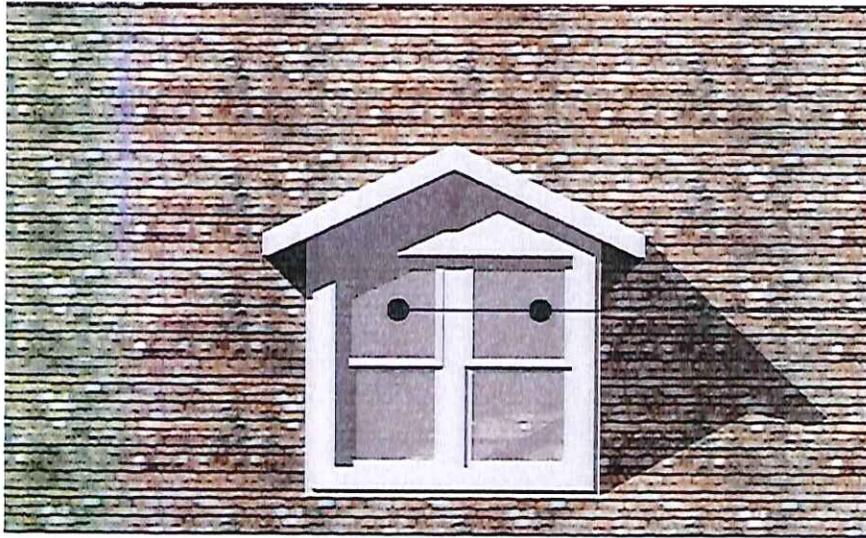
For more information, please call:

**State Senator
ANDY DINNIMAN
610-692-2112**

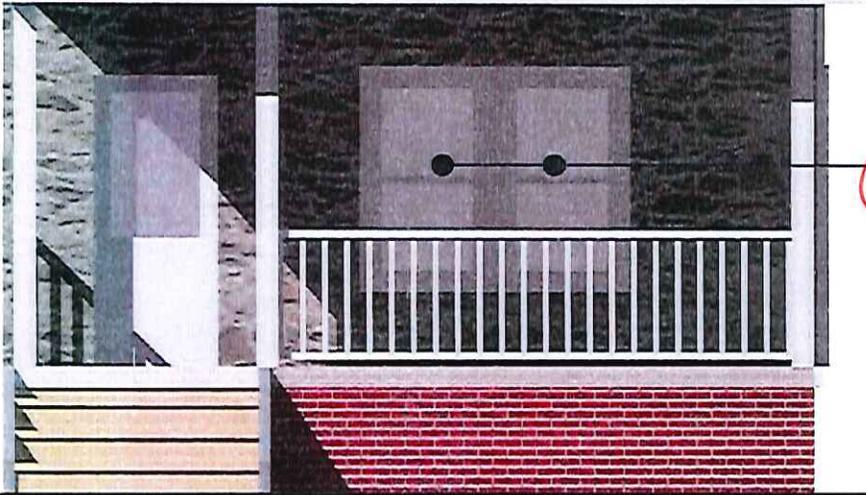
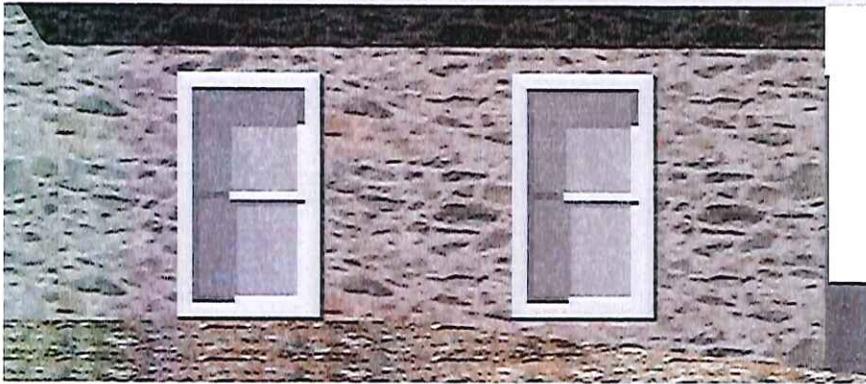
**Bus Stop
AVAILABLE HERE**

Handwritten in red:
This
is
mine





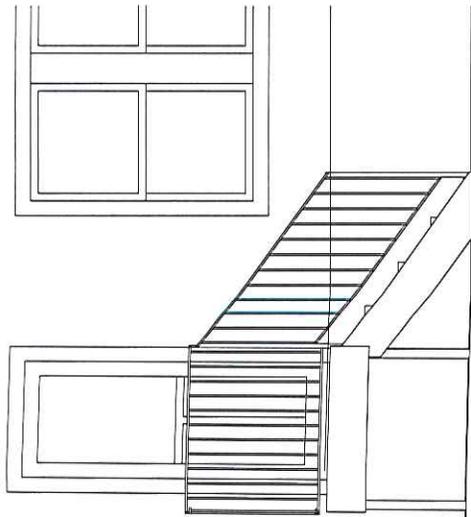
~~NEW CASEMENT
WINDOWS~~



NEW CASEMENT
WINDOWS

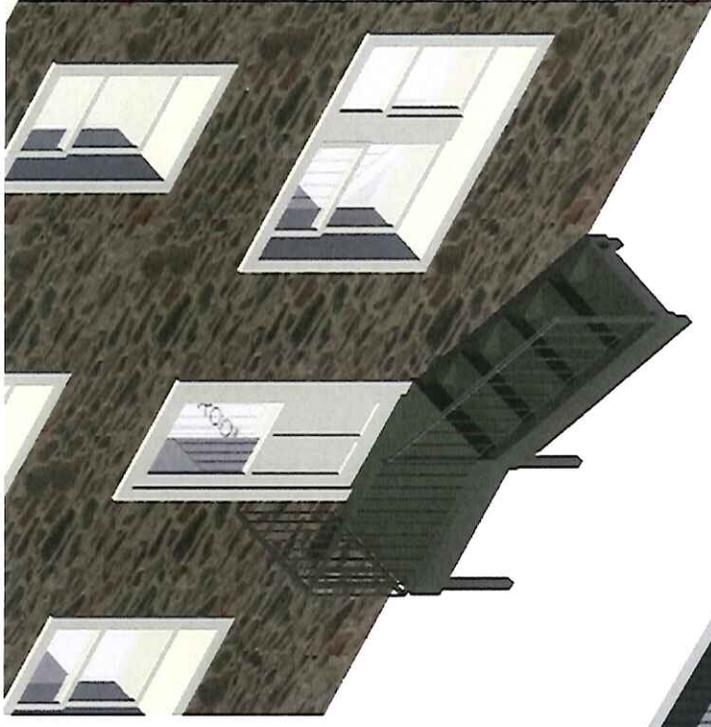
DH WOULD
REQUIRE AN
ENLARGED
OPENING AND
THE ELIMINATION
OF THE CENTER
MULLION

2 EXISTING STREET ELEVATION
Scale: 1/4" = 1'-0"



1 PARTIAL SIDE ELEVATION

Scale: 1/4" = 1'-0"



New windows for eaves

2 SOUTH ELEVATION

Scale: 1/8" = 1'-0"



greg radford
ra, leed ap, ncarb
211 west chestnut street
west chester, pa 19380
CELL PHONE 7610 592 7867

GREG@GARCHIT.NET

225 N CHURCH ST RENOVATION

10-17-2016

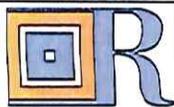
SK2



1 EXISTING PHOTO
Scale: 1:25

greg radford
ra, lead ap. ncarb

211 west chestnut street
west chester, pa 19380
CALL: (610) 681-7000 FAX: (610) 681-7001



225 N CHURCH ST
RENOVATION

SK3



FRONT WINDOW



SIDE YARD FROM FRONT



SIDE YARD FROM BACK



THIRD FLOOR WINDOW

Application Number: 2016-65

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

PROJECT ADDRESS: 110 West Miner 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: JDenbigh@solesportsmarketing.com ✓

Date application received: 10/18/16 (Office use only.)

Application number: 2016-65

PROPERTY ADDRESS: 110 West Miner St; 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): JEFF DENBIGH

Applicant's Signature: [Signature] Date: 10/19/2016

Owner's name (print): JEFF DENBIGH

Owner's Signature: [Signature] Date: 10/18/2016

*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: 10/18/16

Application number: 2016-65

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): 110 West Mined St.

Name of business (if applicable): _____

Applicant's name (please print): JEFF DEMBIGH

Applicant's address (address city, state, & zip): 127 CLOVERLY LANE.

WEST CHESTER, PA, 19380.

Applicant's phone number (Day): 610 430 0041 (Evening): 610 715 9050.

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? WOOD

4) What is the proposed new material? WOOD.

5) How will it be installed? By A LICENSED CONTRACTOR.

6) Are you reusing any historic materials? NO

7) If so, what and how? _____

8) What were the old dimensions? Height: 49 x Width: 25.9 x Depth: 4 3/8.

9) What are the new dimensions? Height: 49 x Width: 25.9 x Depth: 4 3/8

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? The current windows are

completely worn. They leak and provide zero
insulation.

Please provide a brief, detailed summary of all of the work you are proposing:

- Replace three windows on the front of carriage house.

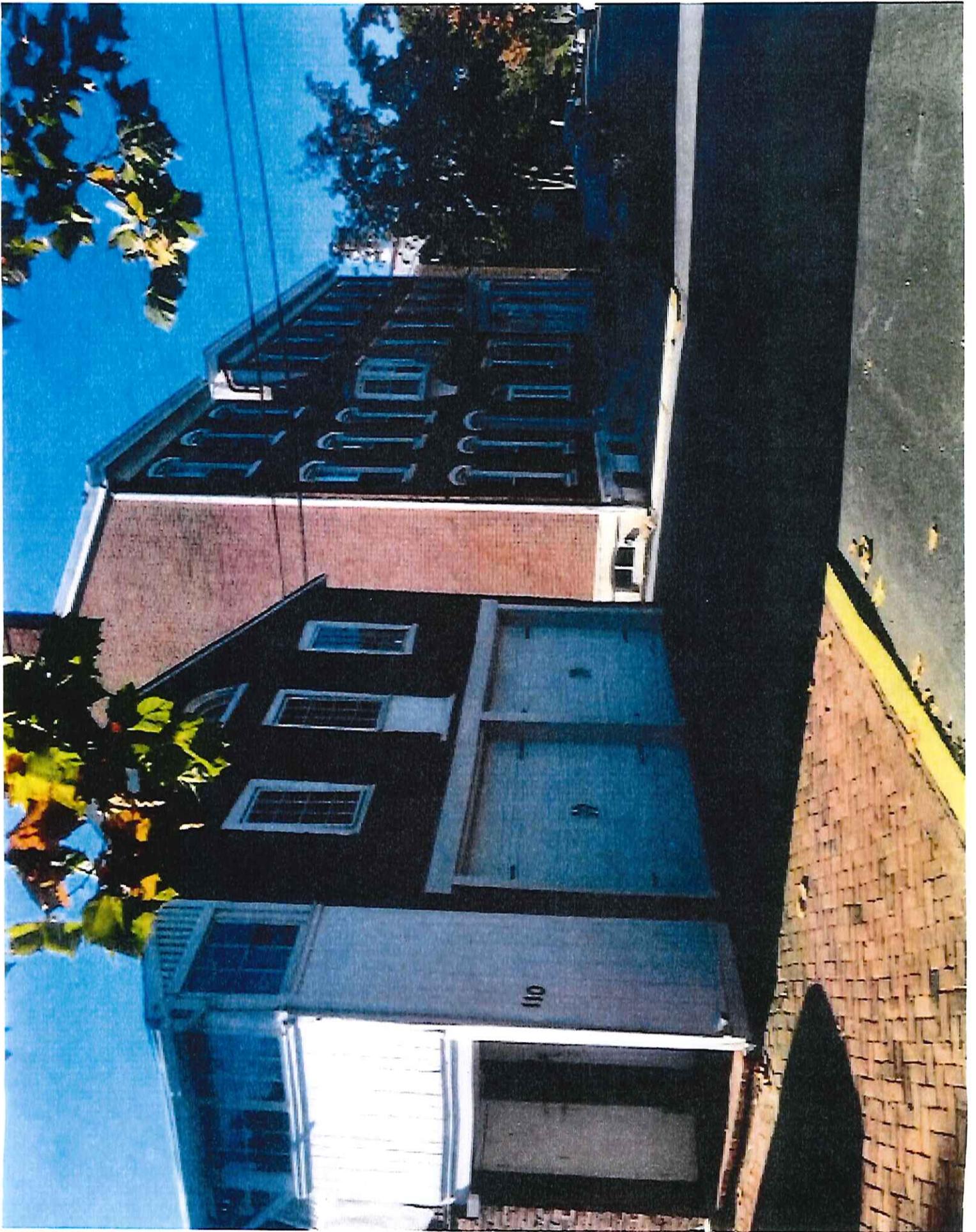
- The half round window, will not be replaced.

- The three operable casement windows will be

replaced with wood casement windows to the
exact spec of current windows.

- The new grilles will also match the existing
grilles.

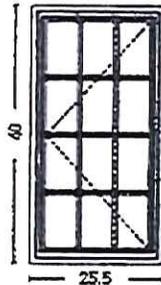




Customer Approval Form:

Signature: _____ Date: _____

WOOD WINDOW
7/8" grilles
to match existing



Viewed from the Exterior

Quote Number: 7540201

Line Number: 10

Quote Qty: 1

Scaling: 1/2" = 1'

Description: Architect, Casement Left, 25.5 X 49

Rough Opening: 26.25" X 50.875"

These drawings are based on our interpretation of the information provided to us. They are submitted for final approval of the individual** responsible for the project and are not intended to create any warranty or other liability. The user** is responsible for compliance with applicable building codes or other regulations and determining the suitability of the suggestions for the particular application, including the final design of reinforcement, flashing, and sealant systems for all window and door installations.
** building owner, architect, contractor, installer and/or consumer



Quote Name: Denbigh Replacement

Project Name: Denbigh Replacement

Jobsite Location: ,

Room Location: None Assigned

Sales Branch Location: 31000 Gunton Corp Philadelphia Division



Proposal - Detailed

Sales Rep Name: Brittingham, Steve
Sales Rep Phone: 302-999-0535
Sales Rep E-Mail: steve_brittingham@gunton.com
Sales Rep Fax:

Phone: **Fax:**

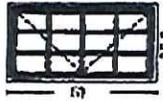
Customer Information	Project/Delivery Address	Order Information
Mobac, Inc. 109 S. Church Alley P.O. Box 686 KENNETT SQUARE, PA 19348 Primary Phone: (610) 4443480 Mobile Phone: Fax Number: (610) 444-4932 E-Mail: Contact Name: Great Plains #: 5002007 Customer Number: 1003086920 Customer Account: 1000575234	Denbigh Replacement Lot # County: Owner Name: Owner Phone:	Quote Name: Denbigh Replacement Order Number: 310 Quote Number: 7540201 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Net 30 Days Tax Code: Cust Delivery Date: None Quoted Date: 2/4/2016 Contracted Date: Booked Date: Customer PO #:

Attributes

Item Price	Qty	Ext'd Price
\$784.52	1	\$784.52

Architect, Casement Left, 25.5 X 49

- 1: Non-Standard Size Non-Standard Size Left Casement
- Frame Size: 25 1/2 X 49
- General Information: Standard, Wood, Pine, 4 3/8", 4 3/16", No Certification
- Exterior Color / Finish: Primed
- Interior Color / Finish: Primed Interior
- Sash / Panel: Standard
- Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
- Hardware Options: Fold-Away Crank, Champagne, No Limited Opening Hardware
- Screen: Full Screen, Champagne, InVey™
- Grille: I.L.T., No Custom Grille, 7/8", Traditional (3W4H), Ogee, Ogee
- Wrapping Information: Wood Brickmould, 3 1/2", Factory Applied, 1 1/8" Wood Sub sill, Factory Applied, No Exterior Trim, No Interior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 149", Glazing Pressure = 60.



Viewed From Exterior

Rough Opening: 28 - 1/4" X 50 - 7/8"

PK #
764

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Printed on 2/4/2016

Detailed Proposal

Application Number: 2016-66

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

PROJECT ADDRESS: 116 East Gay Street

- 1) *Date of HARB Review: October 27, 2016*

- 2) *Applicant's Proposal:* The Applicant proposes to remove the awning to expose a pent roof which will be rehabbed and left exposed.

- 3) *Findings:* The shingles on the pent roof will be removed and replaced with a black or red metal standing seam roof.

- 4) *Recommendations from HARB:*
 - ✓ Approved as presented: The Board recommends a Certificate of Appropriateness for Application 2016-66 as presented with the clarification that the pent roof will be standing seam metal in red or black in color and the brick wall below will not be painted or white washed.
 - Approved with the following conditions:

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

Application Number: 2016-66

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

PROJECT ADDRESS: 116 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: _____

APPLICANT'S EMAIL ADDRESS REQUIRED: John@AvalonRestaurant.com

(Office use only.)
Date application received: 10/18/16

Application number: 2016-66

PROPERTY ADDRESS: 116 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
- 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): John Brandt-lee

Applicant's Signature: _____

Date:

10/18/16

Owner's name (print): Scott Zwick

Owner's Signature: _____

Date:

10/18/16

*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: 10/18/16

Application number: 2016-66

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): 116 E. Gay St.

Name of business (if applicable): Avalon Restaurant

Applicant's name (please print): John Brandt-Lee

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

1 Primrose Lane WC PA 19380

Applicant's phone number (Day): 610 636 8457 (Evening):

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

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

WEST CHESTER PA 19380

Owner's phone number (Day): (610) 696-0953 (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 - removing

2) How many canopies or awnings do you wish to install? none

3) On how many facades? 1 Front Side Back

4) Material: give a thorough description of the type and style to be used.

metal flashing - replace shingles on existing roof.

5) How will it be mounted? N/A

(Please be note that any attachment to a masonry facade 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? NO

How will it be mounted? N/A

8) Canopy or Awning Dimensions: Height: N/A x Width: x Depth:

9) What is the height from the sidewalk to the bottom of the canopy or awning? N/A

(Current Borough code requires a minimum height of 8'-0" to bottom of awning or canopy.)

10) Colors: N/A

11) Message: WE WANT TO REMOVE EXISTING AWNING

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

Please be sure to attach sample of the canopy or awning wording in chosen lettering style.

Date application received: 10/18/16
Application number: 2016-66

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): 1110 E Gay St

Name of business (if applicable): Avalon Restaurant

Applicant's name (please print): John Brandt Lee

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? Awning (Canvas & aluminum)

4) What is the proposed new material? ~~Flashing~~ Flashing + Paint

5) How will it be installed? ~~Paint~~ Paint + Nails

6) Are you reusing any historic materials? N/A

7) If so, what and how? N/A

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? ~~Black~~ Black flashing White + Charcoal Paint

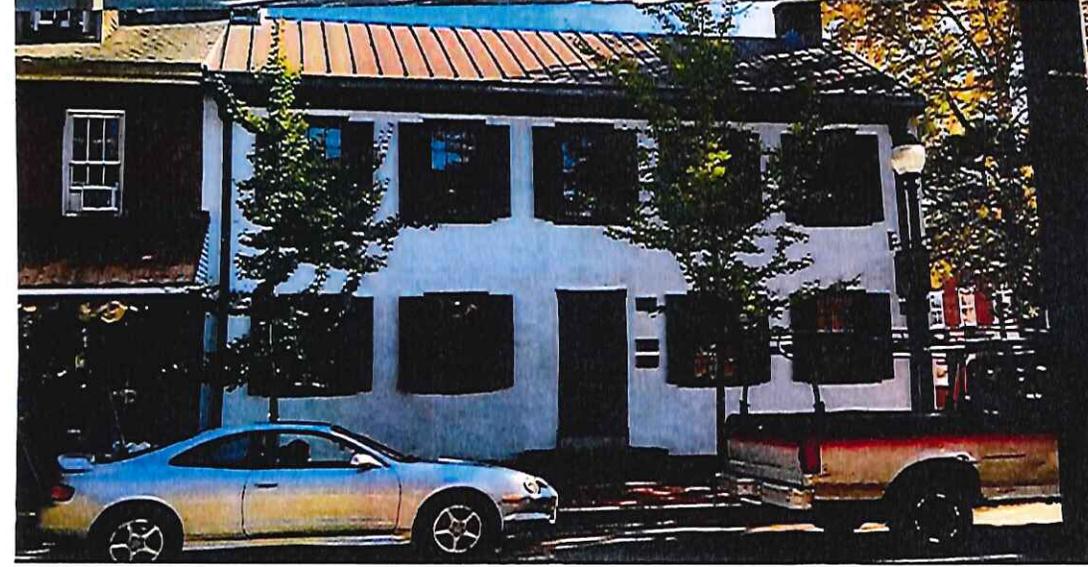
11) What do you propose for the new colors? ~~Black~~ White + Charcoal paint

12) Why do you want to make these changes? _____

Old awning needs to be removed, open up restaurant for better curb appeal.

*SP Ausim
Satin metal
Paint or
etch paint.*





Application Number: 2016-67

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

PROJECT ADDRESS: 228 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: _____

APPLICANT'S EMAIL ADDRESS REQUIRED: S.Raymond@Legacy-online.com

Date application received: 10/18/16 (Office use only.)

Application number: 2016-67

PROPERTY ADDRESS: 228 West Gay 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): Sherrell Raymond

Applicant's Signature: [Signature] Date: 10/17/2016

Owner's name (print): Robert Wermuth

Owner's Signature: _____ Date: 10/17/2016

*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: 10/18/16

Application number: 2016-67

SECTION #1 / SIGNS

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

Location of project (address): 278 West Gay St.

Name of business (if applicable): Legacy Planning Partners

Applicant's name (please print): Sherrell Raymond

Applicant's address (address, city, state, & zip): 1012 Charleston Greene,
Malvern, PA 19380

Applicant's phone number (Day): (610) 719-8600 (Evening):

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

Owner's address (address, city, state, & zip): 1001 Robin Dr.,
West Chester PA 19380

Owner's phone number (Day): (610) 733-6080 (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.

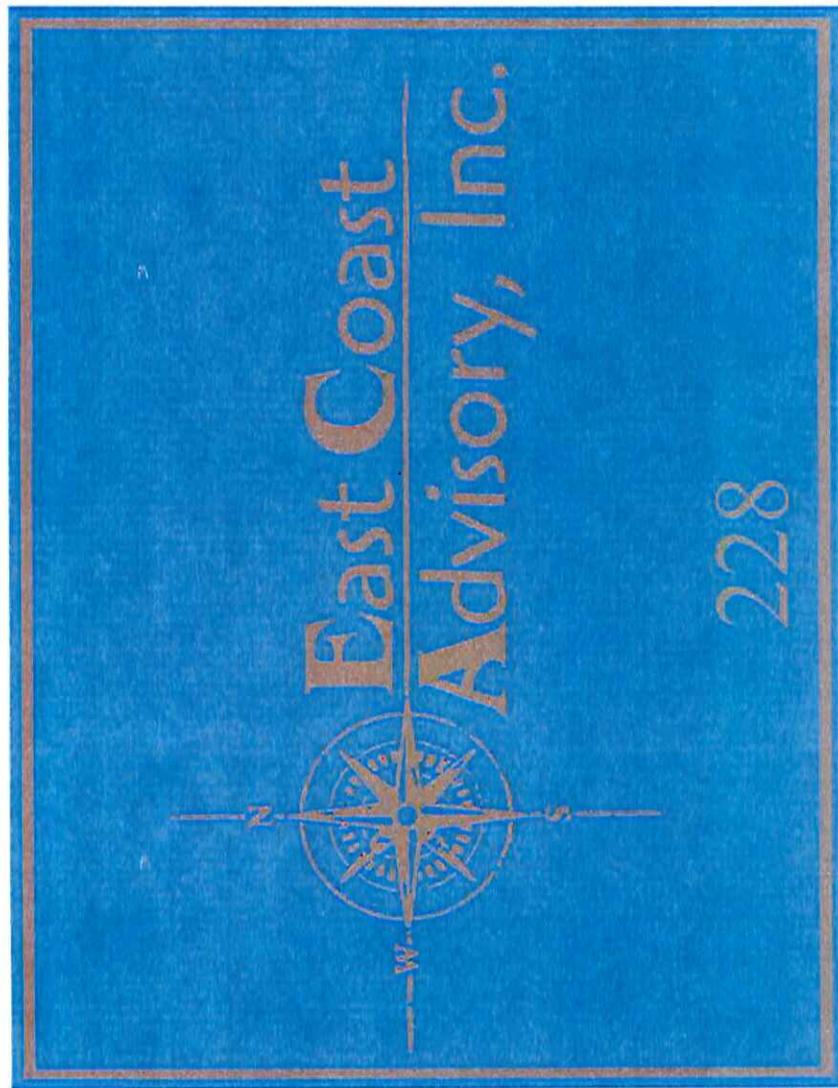
- 1) Are you replacing an existing sign? no
- 2) How many signs do you wish to install? 1
- 3) On how many facades? 1 Front Side Back
- 4) Hanging sign Building-mounted sign Other _____
- 5) Give a thorough description of the sign: a blue wooden sign reading
East Coast Advisory
- 6) Is there new illumination? no Fixture type? metal bracket (see attached)
How will it be mounted? bracket mounted to wall
- 7) Sign Dimensions: Height: 35.75 x Width: 47.63 x Depth: _____
- 8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign? 9'
(Current Borough code requires 8'-0" minimum to bottom of sign)
- 9) How will this sign be mounted? with a bracket
(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: Same as current bracket, see attached
- 11) If a hanging sign, is this an existing bracket? no
- 12) Colors: blue
- 13) Message: East Coast Advisory
- 14) Lettering style: please note that the historic preference is for any "serif" type: see attached
Please be sure to attach sample of sign wording in chosen lettering style.

EAST COAST ADVISORY:

ONE (1) 35.75" h x 47.625" w x 2" thick Double-Sided HDU Carved Sign with Incised Border, Text, and Compass
Painted SW Automotive Gold Paint Background Blue Color TBD

NOTE: Customer to Install Themselves

47.63 in



35.75 in

CLIENT: Sherell Raymond
PROJECT: East Coast Advisory HDU Carved
FILE NAME: East Coast Advisory HDU Carved FS
PREPARED BY: Kristina Beets
DATE: September 9, 2016
REVISED: FIRST DRAFT
APPROVAL: APPROVED AS IS
 APPROVED WITH CHANGES
CLIENT SIGNATURE/DATE:

PRODUCTION/INSTALLATION DETAILS:
SEE DRAWING FOR SPECIFIC DETAILS.

VNM COLORS: ..

MOUNTING: ..

APPLICATION SURFACE:
FIRST

HEIGHT OFF GRADE: ..

INSTALLATION OR SHEFFING ADDRESS:
Customer to Pick Up at Elmark

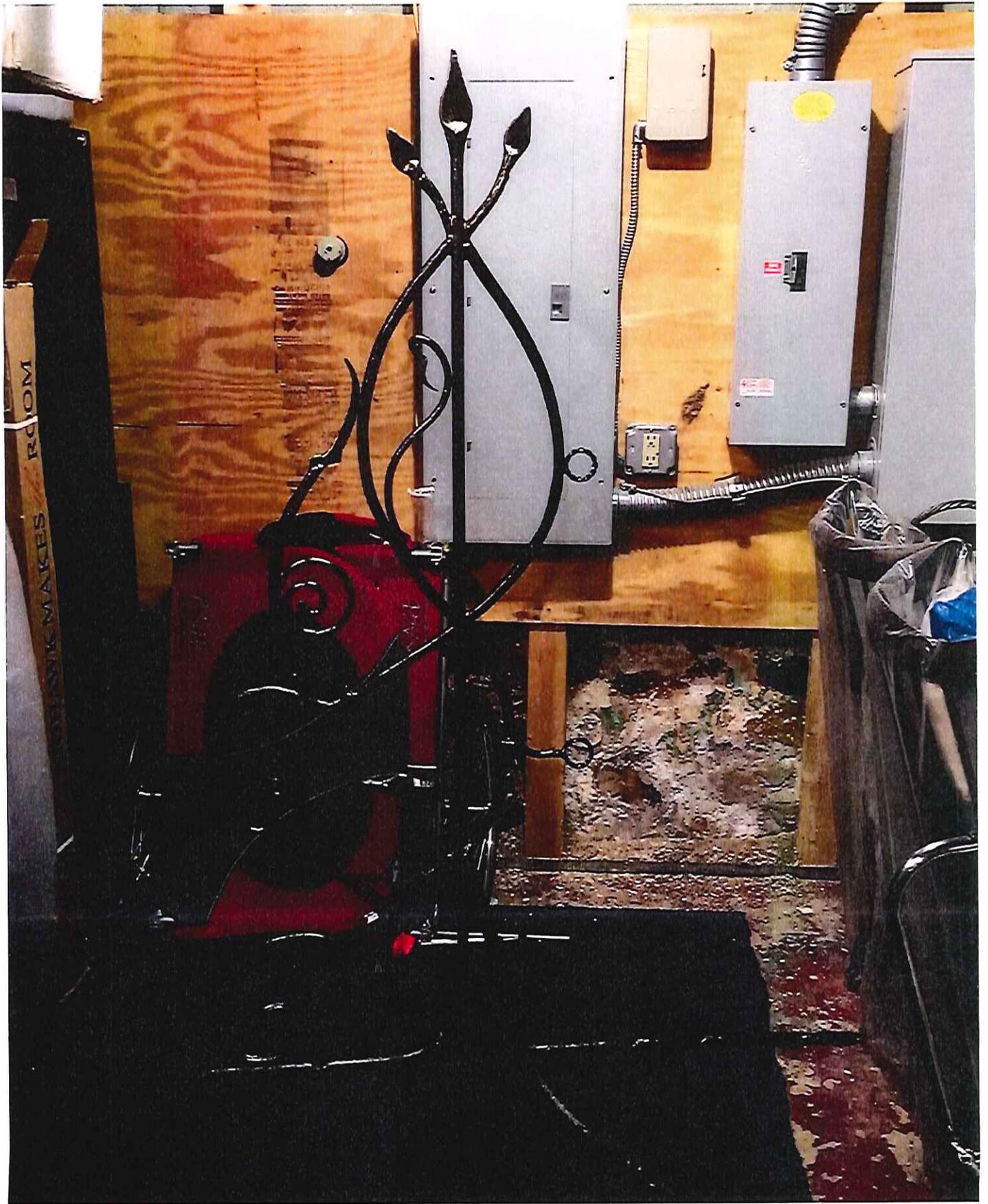
PLACEMENT:
PLEASE SCHEDULE PLACEMENT MGT!
ON-SITE CONTACT: PHONE NUMBER:
Sherell Raymond 610-719-8600

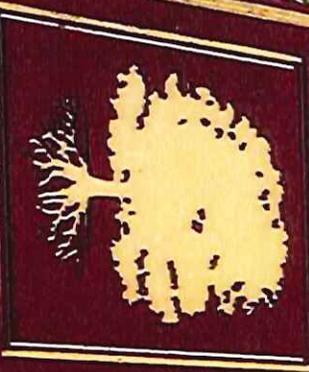
RECEIVED IN GOOD ORDER BY:
DATE:

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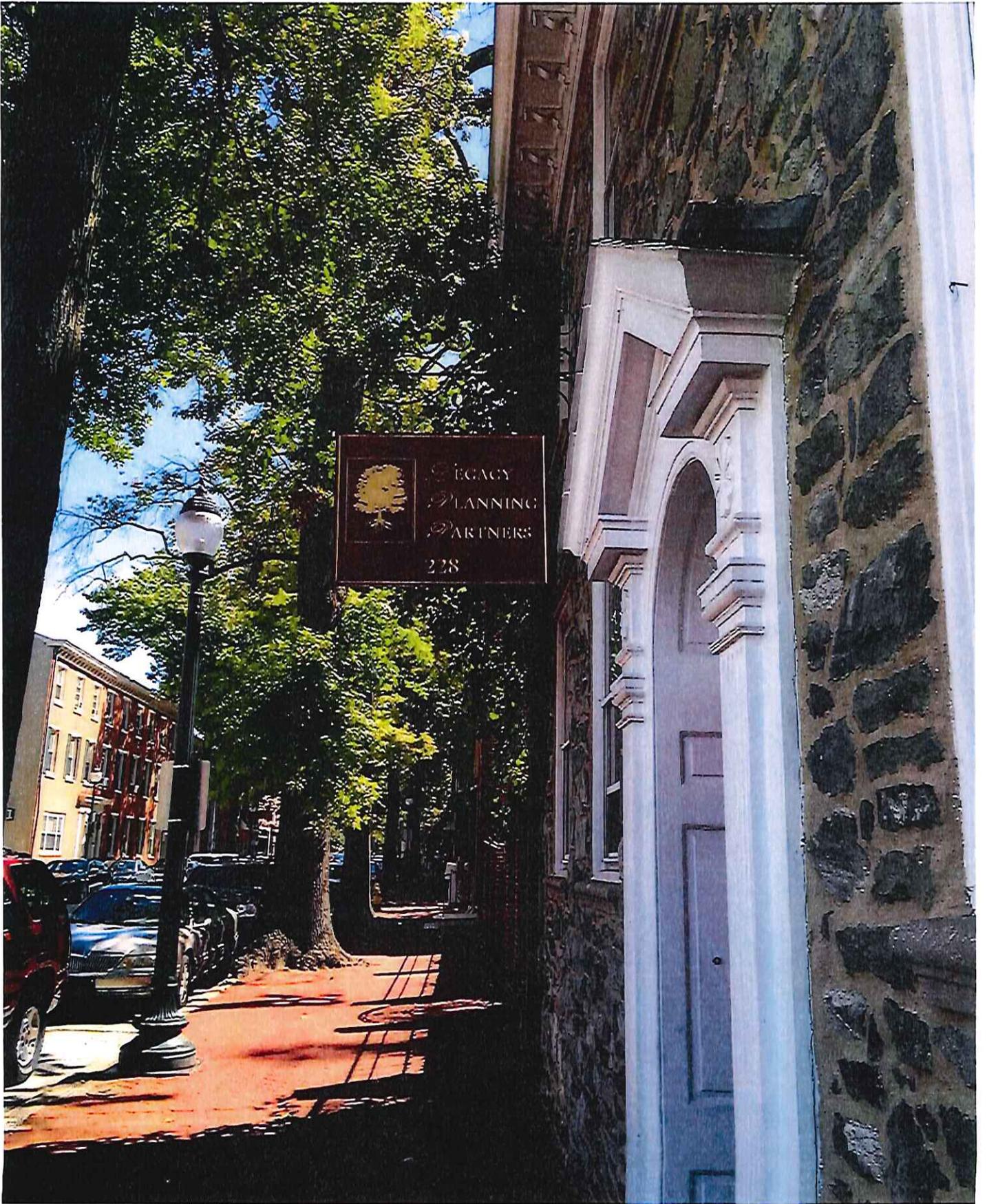


307 Weirhorn Road West Chester, PA 19382
www.elmarksigns.com / 610-692-0525

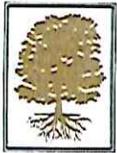




LEGACY
STANNING
PARTNERS
228



 LEGACY
PLANNING
PARTNERS
228



LEGACY
PLANNING PARTNERS
Our People & Our Process Make a Difference

October 19, 2016

Borough of West Chester, Pennsylvania
401 East Gay St.
West Chester, PA 19380

Re: New Sign

To whom it may concern:

We grant permission to Legacy Planning Partners located at 228 West Gay St., West Chester, PA 19380 to hang an additional sign on the front of the building. The sign will be the exact same style, size, and wood as their existing sign but in the shade blue and read East Coast Advisory, Inc. It will be hung on the right side of the building identical to the current borough approved sign with a matching bracket made by the same artist.

If you have any questions or concerns please do not hesitate to contact us at (610)719-8600.

Thank you,

Robert P. Wermuth
Owner, Senior Partner

Charles R. Kedra
Owner, Senior Partner

Enclosed: Pictures



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Enclosed: Pictures

*228 W. Gay Street • West Chester, Pennsylvania 19380
www.legacy-online.com • 610.719.8600 • Fax: 610.441.7592*

*Securities and Investment Advisor Services Offered Through Securian Financial Services, Inc.
Member FINRA/SIPC, A Registered Investment Advisor • Legacy Planning Partners is Independently Owned and Operated*

Application Number: 2016-68

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

PROJECT ADDRESS: 138-40 East Gay Street

- 1) *Date of HARB Review: October 27, 2016*

- 2) *Applicant's Proposal:* The Applicant is proposing to renovate the rear carriage house. The renovation project will include removal of the existing siding which will be replaced with vinyl Board & Batton or hardie plank siding. Structural repairs will be made as necessary. Windows will be replaced with wood double hung windows. Deteriorated wood trim boards will be replaced with wood only as necessary. Brick repointing will take place as necessary.

- 3) *Findings:* The Board was in favor of replacing the existing siding with either wooden Board & Batton or hardie plank siding. Aluminum or vinyl Board & Batten is not appropriate for the historic District.

- 4) *Recommendations from HARB:*
 - Approved as presented:
 - Approved with the following conditions: The Board recommends a Certificate of Appropriateness for Application 2016-68 as presented with the exceptions that the siding above the brick walls be either wood or hardie plank and be either gray or neutral in color, the windows and trim be wood and the mortar repair be as of a softer mortar.
 - Denied:** *The applicant must make the following changes to his/her proposal and resubmit to HARB:*

Application Number: 2016-68

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

PROJECT ADDRESS: 138-40 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: _____

Date application received: 10/17/16 (Office use only.)

Application number: 2016-68

PROPERTY ADDRESS: 138-140 E. Gay St 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
- 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).

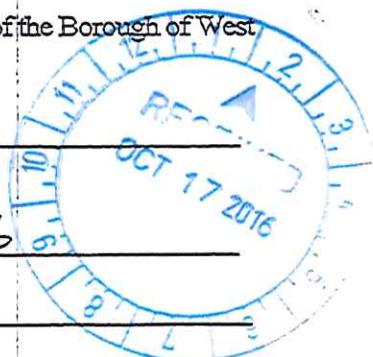
The owner of this property and the applicant agree to conform to all applicable findings of the Borough of West Chester Historical and Architectural Review Board.

Applicant's name (print): John & Tonda DiPasquale

Applicant's Signature: [Signature] Date: 10-16-16

Owner's name (print): John & Tonda DiPasquale

Owner's Signature: [Signature] Date: 10-16-16



*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.

Date application received: 10/17/16

Application number: 2016-68

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): 138-140 E. Gay St., West Chester, PA

Name of business (if applicable): Tish Boutique

Applicant's name (please print): John & Tonda DiPasquale (Milk Bottle LLC)

Applicant's address (address city, state, & zip): 5 Stirrup Ln. Quornton, PA 19373

Applicant's phone number (Day): 610-639-5735 (Evening): 610-639-5738 - John's cell

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) Siding will be replaced
- 2) On how many facades? 4 Front Side Back
- 3) What was the old material? wood board & batten / + - 111 currently
- 4) What is the proposed new material? vinyl board & batten w/ new windows
- 5) How will it be installed? we intend to use C.J. Burdwell Construction LLC.
- 6) Are you reusing any historic materials? 1st floor brick walls will remain
- 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? grey
- 11) What do you propose for the new colors? grey & white
- 12) Why do you want to make these changes? to secure the building

wood windows

new changes

Proposal for Carriage House at 138 East Gay Street.

Exterior plans:

- Maintaining all original bricks in the building
- Restoring the façade which is currently T 1-11 to resemble historical Board and Batten
- All T-111 on four sides to be replaced with Board and Batten – hoping to use CertainTeed – see attached
- Colors – Granite Gray and white trim – same as is
- Foot print or design not to change
- Windows to be replaced, placement will remain the same

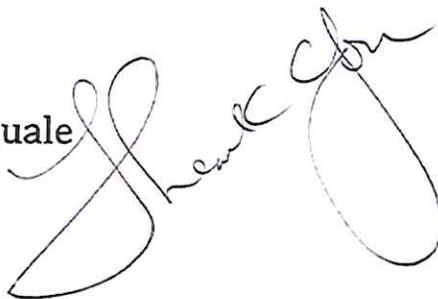
Interior plans:

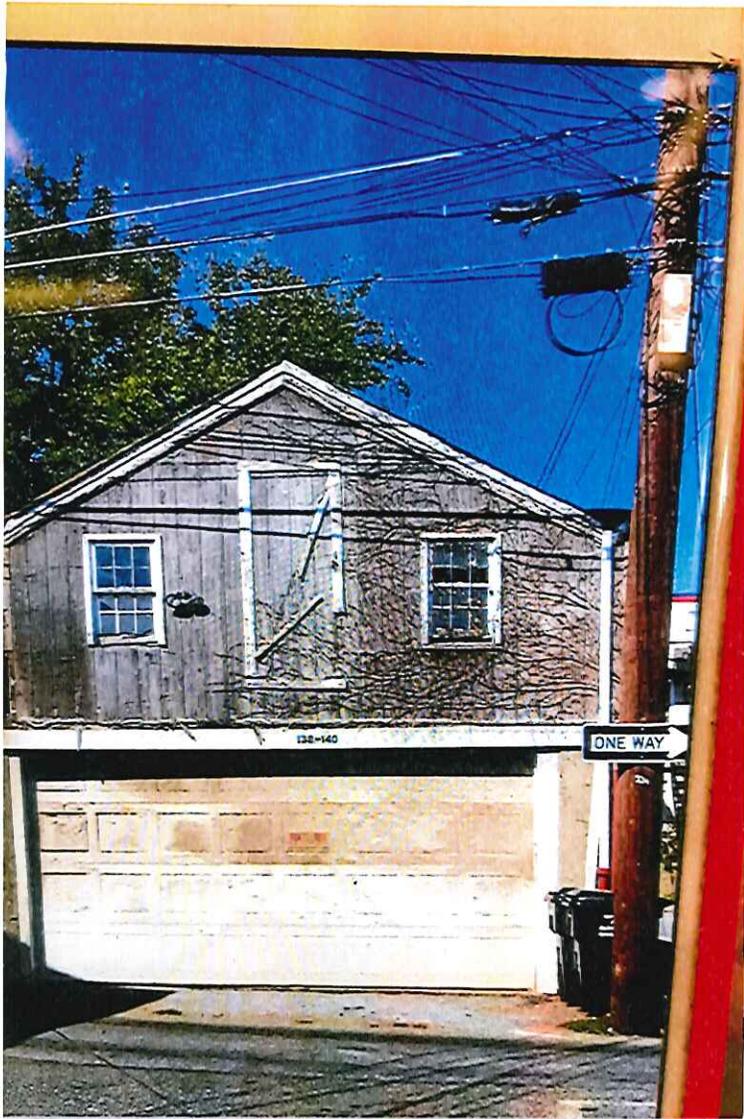
Proposal from contractor is also included in application incorporating recommendations from HARB Board Members visit and Greg Radford.

Thank you for your consideration.

Sincerely,

John & Tonda DiPasquale

A handwritten signature in black ink, appearing to read "John & Tonda DiPasquale". The signature is written in a cursive, flowing style with large loops and a long tail on the final letter.



CertainTeed
Board & Batten
Vertical Siding

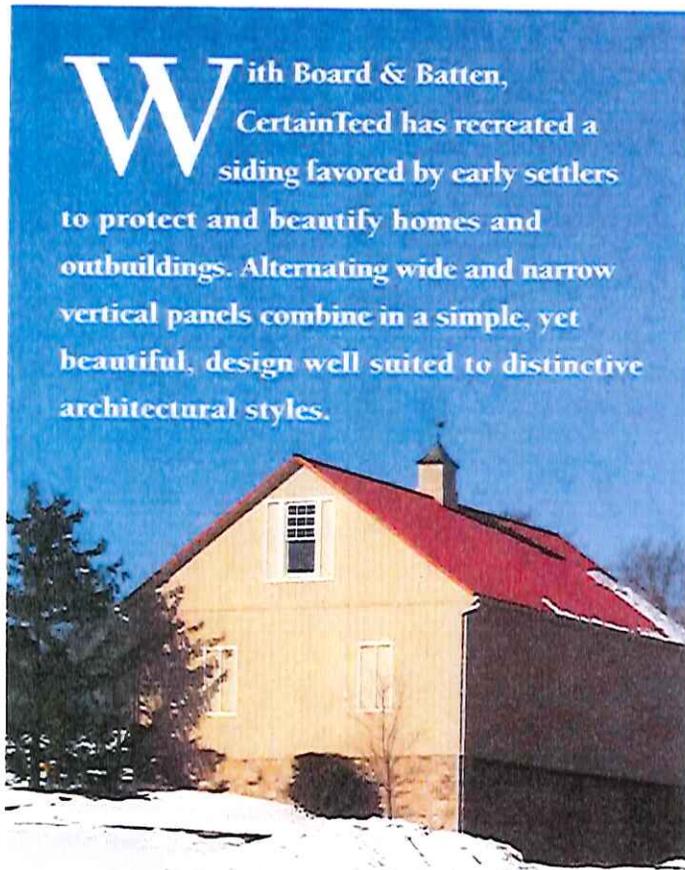


1665 - 2015

CertainTeed
SAINT-GOBAIN

FEATURES

Used on Historical Property



With Board & Batten, CertainTeed has recreated a siding favored by early settlers to protect and beautify homes and outbuildings. Alternating wide and narrow vertical panels combine in a simple, yet beautiful, design well suited to distinctive architectural styles.

Two Convenient Panel Lengths

10' A full 2'6" longer than most competitive panels, the 12'6" panel helps reduce sea and transitions on walls up to 12'6". For traditional-height walls, the extra panel length can be used under windows, on gables, or in other areas requiring short panels – or use the 10' length panel.

Wider Panels

With a 6-1/2" board and a 1-1/2" batten CertainTeed Board & Batten siding is also the industry's widest, providing a realistic natural cedar look.

- ◆ Available in two lengths: 12'6" or 10'.
- ◆ Ideal for whole house or accent applications.
- ◆ 6-1/2" board with a 1-1/2" batten creates an 8" wide panel with the widest vinyl board span.
- ◆ Flat face board design results in a straight, even surface.
- ◆ Straight-edged battens for a sharp, carpentered look.
- ◆ TrueTexture™ rough cedar finish molded from real cedar boards.
- ◆ 1/2" batten height.
- ◆ 12'6" panels are 2'6" longer than competitive panels, offering installation and aesthetic advantages.
- ◆ 12 low-gloss colors with a wide variety of coordinating trim.
- ◆ .048" premium thickness.
- ◆ Virtually maintenance free, never needs painting.
- ◆ Class 1(A) fire rating.
- ◆ Lifetime limited warranty.



Tel:

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845-986-3236 | info@whsny.org

 CART ▾



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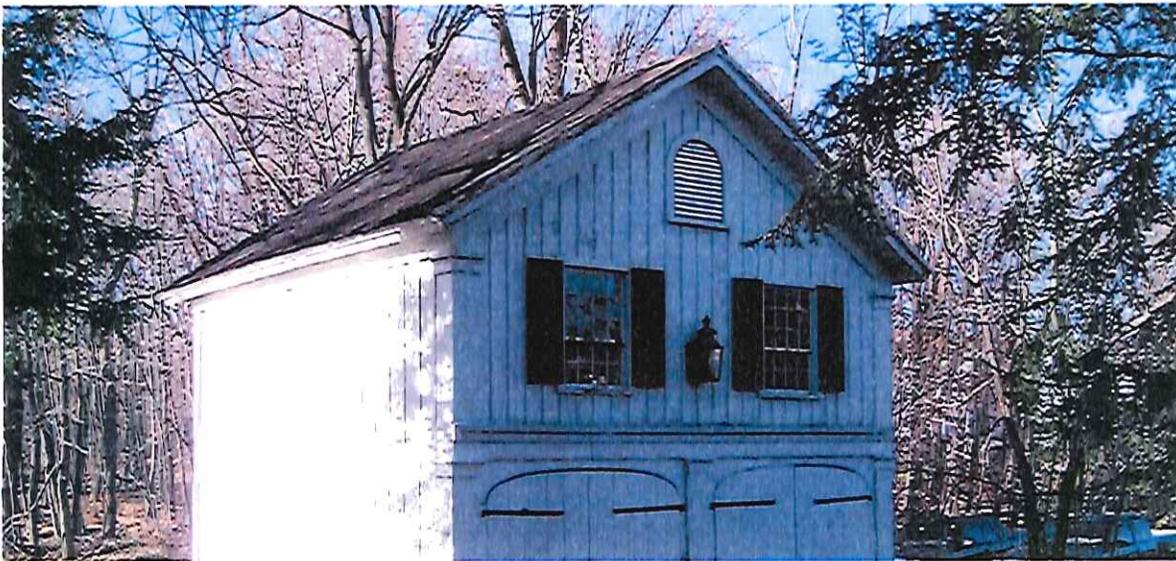
Tours ▾

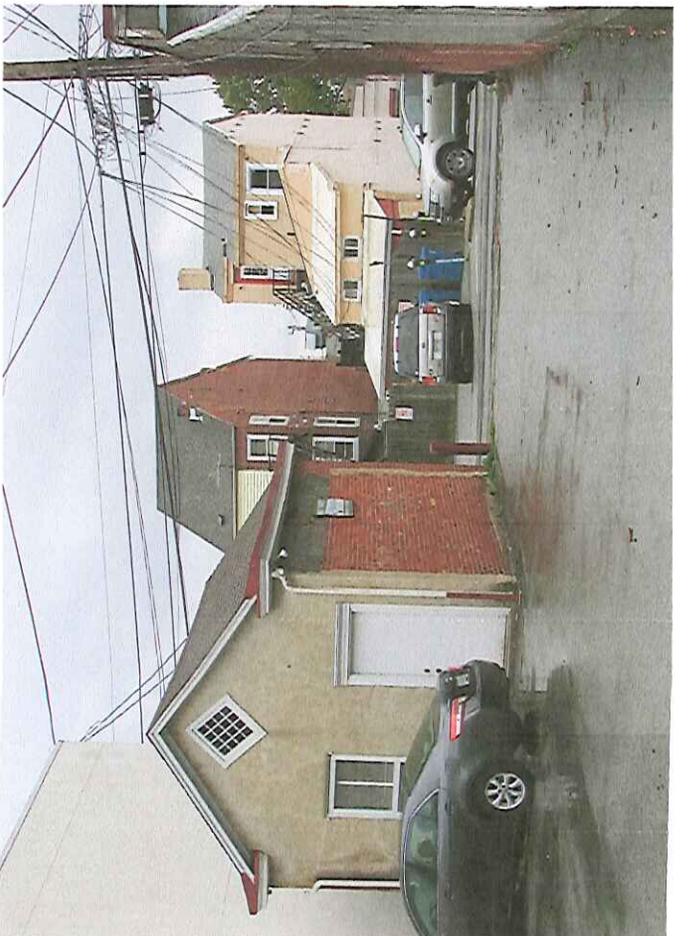
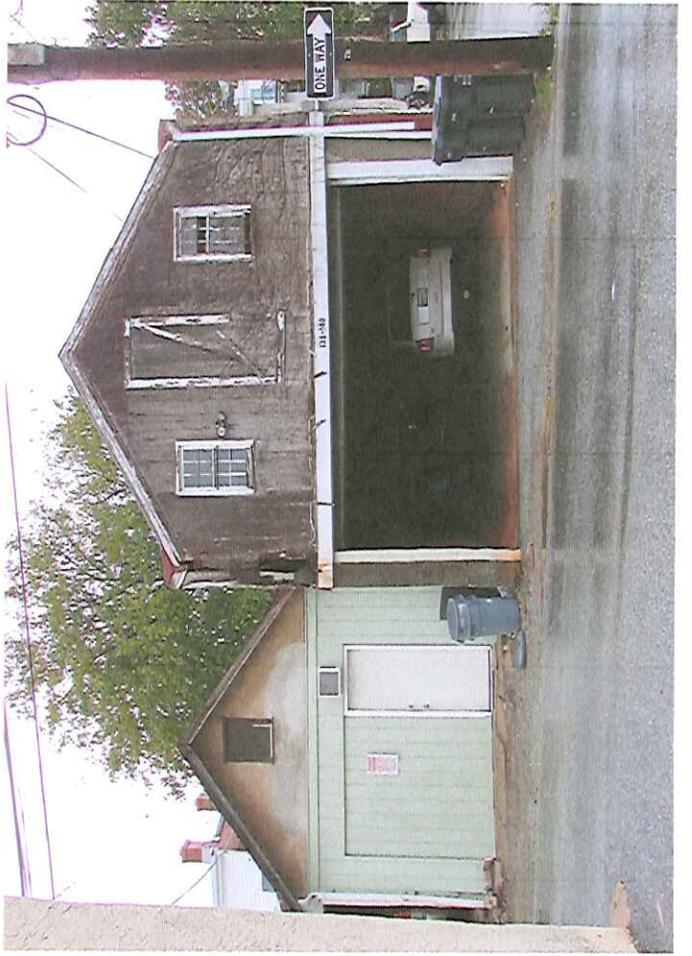
Weddings

Contact+Map



*Picture of carriage house -
hoping to use materials to replicate
the vertical board, basket*







Color performance, impact-resistance and durability are assured through our exclusive PermaColor™ System, a blend of our own Certavin™ resin, superior micro-ingredients and state-of-the-art pigment chemistry.

	Board & Batten 10"	Board & Batten 12 1/2"
Granite Gray	●	●
Sterling Gray	●	●
Cypress	●	●
Herringbone	●	●
Sandstone Beige	●	●
Desert Tan	●	●
Natural Clay	●	●
Savannah Wicker	●	●
Light Maple	●	●
Heritage Cream	●	●
Snow	●	●
Colonial White	●	●



Start exploring preset color combinations and create your own custom exterior with on-line, interactive tools, designed to help you "Visualize Your Home".
Start now at certainteed.com/colortools



NOTE: Colors throughout this brochure are simulated. Consult product samples before making final selection.



Sharp Batten Edge
The straight-edged design of the batten creates a finely crafted, real-wood look.

Flat Face, 6-1/2" Board
CertainTeed's 6-1/2" board span is the industry's widest, and is designed to have a straight, even face with a flat surface for a true cedar board appearance.

Premium .048" Thickness
Board & Batten panels have a thickness of .048" for the ultimate in strength and durability.

Rough Cedar Finish
CertainTeed was the first to utilize a direct transfer system from real cedar boards creating a natural woodgrain texture.



C.J. Burdsall Construction, LLC

General Contractor, Carpenter & Builder

5822

*Interior work in
also on proposal*

- Complete Carpentry Work
- New Kitchens - Bathrooms
- Basement Renovations
- Doors, Windows, Capping
- Roofing, Siding, Gutters
- Decks and Porches
- Electrical and Plumbing
- Concrete, Paving & Excavation
- Trucking, Transport & Logistics



320 Prospect Avenue
Clifton Heights, PA 19018
Phone: 610-496-6180
Fax 610-622-1272
e: cjburdsallconstuction@msn.com
Lic: PA038829
Since 1887

Estimate Proposal Invoice Contract

Submitted to: <i>TISH BOUTIQUE</i>	Contact: <i>TONDA & JOHNNY</i>	Date: <i>7-13-16</i>
Street Address: <i>138 E. GAY STREET</i>	Job Name:	
City, State and Zip Code: <i>WEST CHESTER, PA 19380</i>	Job Location:	
Job Description: <i>GARAGE BUT REPAIR</i>	Phone Number:	

We hereby propose to furnish material and labor necessary for the completion of:

- *SURE UP EXISTING ROOF AND SECOND FLOOR*
- *INSTALL HEADER AT REAR END (GABLE) OF GARAGE*
- *REPAIR EXISTING PERSONNEL DOOR*
- *REMOVE & REPLACE ALL 1x8 FACIA ALONG PERIMETER*
- *ADD NEW FACIA WITH WHITE ALUMINUM*
- *REPLACE 20' OF REAR SOFFIT OF GARAGE REAR ADDITION*
- *REPLACE SMILE GUTTER & DOWN SPURT*
- *INSTALL NEW DOWN SPURTS TO ALLEY SIDE OF GARAGE*
- *REPAIR & REBUILD LEFT REAR GABLE SIDE OF REAR ADDITION*
- *DEMOLISH WOODEN CLOSET ROOM JUST INSIDE REPAIRED GABLE*
- *REPAIR ALL EXISTING W/ THAT IS DEAD*
- *REPAIR ROT ON 2 WINDOW FRAMES (2ND FLOOR ALLEY SIDE OF GARAGE)*
- *REPAIR DOOR & FRAME (2ND FLOOR ALLEY SIDE OF GARAGE)*

ESTIMATED COST ~~11,000~~ ⁰⁰

OPTIONS BELOW (NOT IN ESTIMATE ABOVE)

- *NOTE - EXTERIOR BRICKS SHOULD BE POINTED - MAYBE INSIDE BRICK TOO
- WATER TUBES ABOVE DOOR FRAME IS ROTTEN.
- T-111 IS ROTTEN ABOVE LEFT CORNER OF GARAGE
- COULD ESTIMATE FLOOR BOARD IS A P.V.C. MATERIAL

All work to be completed in a workmanlike manner according to specifications submitted per standard construction practices. Any alterations or deviations from the above specifications or requests for alterations or unforeseen additional work required to complete the proposed project, may generate an additional cost to the below proposed sum of:

dollars \$

Payment to be made as follows: Terms are 1/2 at the time of start, 1/4 at halfway point and balance due upon completion	20% Interest will be applied monthly to any outstanding balance. \$35 charge will be applied to Returned Checks.	Signature of Customer: _____ Signature of Contractor: _____ Proposal valid for 30 days, at which time pricing will be re-evaluated.
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Smart Growth Committee

MINUTES

October 12th, 2016

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.

No comments

2. Discuss filling open position in Building and Housing Department

Mike Perrone deferred to Diane LeBold to recap the budget proposal for this position because the same presentation was made at the 6:30 Finance Meeting.

No action taken

3. Discuss Sketch Plans – 400 South Church – “Claude Raines House”

Developer Francis Iocabucci presented the sketch plan showing six townhouses behind the existing house at the corner of Church and Dean Streets. The existing house will remain and become part of the HOA with the six new townhouses.

Concerns were raised over the parking situation. The developer stated each unit would have two spaces in an interior garage and two spaces outside the garage doors.

Frone Crawford, Esquire addressed some legal issues regarding creating a façade easement and deed restrictions and whether the Borough could dictate future interior renovations of the Claude Raines House.

Mike Galey voiced concerns about over-development of the beautifully landscaped rear yard of the property and expressed his concerns to Mr. Iocabucci.

Mr. Iocabucci thanked the Smart Growth Committee for their time.

No action taken

4. Discuss 147; 151-55 W. Gay Street – Reverse Subdivision

Mike Perrone gave a brief overview on the three lot consolidation plan. Diane LeBold inquired as to why the reverse subdivision was being proposed and would like that question answered prior to Council's next meeting.

The Smart Growth Committee recommended 2 to 1 to approve the final reverse subdivision.

5. Discuss 632 S. Matlack Street – 5-unit townhouse development

Chris Dulin presented the Preliminary/Final Land Development plan for the five unit townhouse development with three dwellings facing Matlack Street and two dwellings

facing Mechanics alley. Diane LeBold inquired as to what happened to the original parking spaces from the sketch plan that showed eight parking spaces along the rear lot line. It was further discussed that the Planning Commission recommended to close the curb cut and remove the drive off of South Matlack Street in addition to putting three houses on the front façade, as opposed to three houses on the rear yard. The Planning Commission requested the access drive to the garages to the rear of the home to be off of Mechanics Alley, therefore reducing the additional number of parking spaces off of Mechanics Alley.

Mac Cotter brought up a potential deed restriction that no student homes be permitted in any of the townhouses. Chris Dulin agreed with this condition.

The Smart Growth Committee recommended 3-0 to approve the final preliminary/final subdivision with the condition that our Solicitor prepare a deed restriction that prohibits student homes in any of the single family dwellings.

6. Review BMP's and Conveyances Operation Maintenance Agreement

Mike Perrone explained in detail the reason for the maintenance agreements and explained previously that they were prepared and approved at the staff level. Mac indicated, that after conversations between him and the Solicitor's office, that it would be more beneficial to have Borough Council vote on these agreements prior to the President of Council signing off on them.

The Smart Growth Committee recommended 3-0 for Borough Council to approve the BMP's and Conveyances Operation Maintenance Agreement for the Hickman at 400 North Walnut Street.

7. WCU Overlay Update

Tim Cassidy, as planner for West Chester Borough and West Goshen Township for this project, presented four maps showing and explaining the process that the staff has taken to develop a concept and proposal to create a new zoning overlay district that encompasses West Chester University, properties south of Rosedale Avenue and properties east of Matlack Street in West Goshen Township. Mac introduced a proposed purpose statement with outcomes which the Smart Growth Committee reviewed and accepted. Mac explained what the next steps in the process would be if Borough Council wishes to proceed with the development of this new overlay district. The first step would be to assign two or three council members to the working group along with one citizen from the Borough.

The Smart Growth Committee recommended 3-0 for Borough Council to accept the purpose statements to develop a zoning overlay district encompassing West Chester University, the Borough and West Goshen Township, and to move forward with assigning two or three council members and one borough citizen to the working group and continue the development of this ordinance.

8. Discuss Certificates of Appropriateness:

- a. 120 N. Church St. – Grind Athletics
Hanging sign on front façade'
Approved as proposed with the changes that the background be off-white and the height consistent with existing signs on the building
- b. 135 E. Gay St. – Zukin, Scott
1st floor addition; 2nd and 3rd floor balcony addition.
Approved as presented with the change that the windows will be 6 over 6 instead

of 2 over 2 and windows and doors be wood.

- c. 106 W. Market St. – Zukin, Scott
Replace damaged shingled pent roof
Approve as presented
- d. 15 S. Church St. – Milks Law LLC
Install hanging sign on front façade'
Approve with conditions: sign to be mounted so that the bottom is 8 feet above sidewalk
and door sign is not included in this motion
- e. 134-36 E. Gay St. – Zukin, Scott
Renovations to rear of building including installation of full view glass door,
stucco knee wall will be constructed to separate tenant space from business
space.
Approved as presented
- f. 200 N. High St. – Sutton Walters
Building mounted sign on front façade'
Approve as presented
- g. 1 S. **Church** St. – Cee Jay Frederick - Should be “**High**” Street
Install gate on Market Street entrance.
Approve with conditions; detailing on top and bottom of gates will flow consistently
through all parts, 2 side panels will include flat top and have same detailing as what exists
on the High Street gate
- h. 9 N. Church St. – Giannaccari, Alfredo
1st floor façade renovation
Approve with conditions; front door will be in the same plane as main façade with single
pane glass and raised panel below, pilaster on left hand side door will extend to grade,
panels below the picture window will be reconfigured from submission to allow for full
height pilaster to left of the door, detailed arch trim match in design to 121 E. Gay St and
drawing matching this description be provided to Board before October Council meeting
- i. 225 N. Church St. – Zukin, Scott
Rear façade bedroom addition
Approve with conditions; new dormer will mimic dormer previous constructed at 227 N.
Church St. with exception that the windows be one over one and windows at 227 N. Church
St. be changed to one over one, applicant will resubmit accurate plan elevation views before
the October Council meeting

The Smart Growth Committee recommended 3-0 approval for Borough Council to approve HARB applications “a” through “g”.

Note: “g” – Should be 1 S. “**High**” Street – as indicated on the application and HARB agenda

Diane LeBold asked why applications “h” and “i” were being recommended for approval when HARB still needed additional plans. Mike Perrone stated he spoke with Carol Quigley, HARB Chair, to discuss why HARB needed additional information but yet agreed to recommend approval of both applications “h” and “i.” HARB Chair Carol Quigley informed Mike Perrone that they were okay with the design as presented at the HARB meeting and wanted to assist the owners and builders in moving the projects along. However, the plans for both projects lacked specificity and details that needed to be updated. HARB’s recommendation was that both applications “h” and “i” be approved subject to the architect providing HARB Chair Carol Quigley with revised plans prior to Council’s work session.

9. Discuss September minutes

The Smart Growth Committee recommended 3-0 to approve the September minutes.

10. Zoning Appeals:

- a. Appeal #922 – Douglas Milbourne – 127 E. Miner St. – No action taken
- b. Appeal #923 – Kurt Martin – 508 S. Walnut St.

The Smart Growth Committee recommended 3-0 to have the Solicitor's office appear on behalf of the Borough for Appeal #923; no action was taken on Appeal #922.



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

November 3, 2016

NOTICE IS HEREBY GIVEN that the Zoning Hearing Board of the Borough of West Chester, Pennsylvania has scheduled a Meeting at **5:30 pm, December 12, 2016** to be held in Room 240, 401 East Gay Street, West Chester, Pennsylvania. The purpose of this meeting is to hear the following appeal(s).

APPEAL #924	<i>Applicant:</i>	22 East Market St LLC Zukin Inc
	<i>Property Address:</i>	22 East Market St
	<i>Zoning District:</i>	TC

Applicant is proposing to convert the 2nd and 3rd floors from office use into two dwelling units. A parking variance is required from Section 112-73;C(2) for 4 parking spots, and alternatively variances from Sections 112-74 and 112-76.

APPEAL #925	<i>Applicant:</i>	Penn Medicine
	<i>Property Address:</i>	701 East Marshall St
	<i>Zoning District:</i>	IS

Applicant is proposing to install a ground sign at the south entrance, 63.06 square feet in area, 9.5" in height. Variances are requested from Section 112-81;B(2)(h) and 112-83;C(2)(a) to exceed the 6' height and maximum area of 24 square feet.

The application(s) are available for public review at the Department of Building & Housing at 401 East Gay Street, West Chester, Pennsylvania. The above appeal(s) will not necessarily be heard in the order listed. All interested persons will be given an opportunity to be heard at this Public Meeting.

Respectfully,

Michael A. Perrone, C.B.O
Zoning Officer

MAP/dcd

LAW OFFICES
STIVALE LAW OFFICES, PLLC
ATTORNEY AND COUNSELOR AT LAW

MILLS OF VICTORIA, SUITE 103
1489 BALTIMORE PIKE
SPRINGFIELD, PENNSYLVANIA 19064
(610) 543-8800
(610) 543-8803 fax
lstivale@stivalelaw.com

LEE A. STIVALE+
JONATHAN A. SENKER*

*ALSO MEMBER OF NY AND NJ BAR
+LLM TAXATION

October 14, 2016

Michael Perrone, Director
Department of Building, Housing and Zoning Regulations
West Chester Borough
401 East Gay Street
West Chester, PA 19380

Re: Owner: 22 East Market Street, LLC
Property: 22 East Market Street
Zoning Hearing Board Application

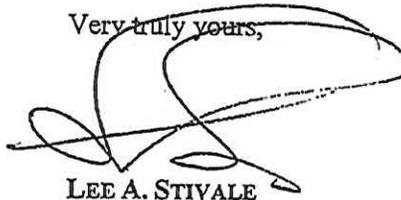
Dear Mr. Perrone:

This office is counsel to the property owner above captioned and submit aa application to the Zoning hearing Board, building plan attached as Exhibit "A" thereto and filing fee of Six Hundred (\$600.00) Dollars.

A copy of the application is enclosed. Please date stamp the copy and return to the courier.

Please process and advise.

Very truly yours,



LEE A. STIVALE

LAS/mtf

cc: Zukin Realty

**BEFORE THE ZONING HEARING BOARD FOR WEST CHESTER BOROUGH
APPLICATION FOR VARIANCE**

- **Name and Address of the Applicant.**
22 East Market Street, LLC
c/o Zukin Realty Inc., 121 East Gay Street, West Chester PA 19380
- **The name and address of the Owner or Real Estate to be affected by the Appeal or the proposed Special Exception or Variance.**

22 East Market Street, LLC
c/o Zukin Realty Inc.
121 East Gay Street
West Chester PA 19380

- **A brief description and location of the Real Estate to be affected by the Application or Appeal.**

The real property involved in this zoning appeal is located at 22 E. Market Street; located on the south side of East Market Street at the intersection of E. Market Street and Sharon Alley (the "Property"). The Property is improved with a singular structure having three stories. The Property was most recently occupied for commercial office space on all three stories.

The street level floor is currently occupied by commercial office and personal service forms of business. The upper two stories are vacant and have been unoccupied for many years. The Applicant has been unable despite commercially reasonable efforts to lease the upper two floors for commercial office space. The Applicant intends to add an addition to the second and third floors and convert the interior use of the second and third floors to two (2), two (2) bedroom residential apartments.

The Property does not have any available lot area for parking and has historically existed without any onsite parking.

- **A statement of the present Zoning Classification of the real estate in question, the improvements thereon and the present use thereof.**

Town Center

As stated above, the existing improvements are a singular structure having three stories. The last use of the property was for commercial office.

- **A Statement of the Section of the West Chester Code under which the Variance or Special Exception requested may be allowed, and reasons why it should be granted. The Board may decline to consider any ground or reason for the relief sought which is not stated in the Notice of Appeal or Application.**

The prior commercial office uses were nonconforming when the same did not provide for any onsite parking pursuant to Zoning Ordinance Article 112. The prior commercial office use would require four (4) parking spaces under Article 112. The Applicant, by converting the commercial office use on the second and third stories would increase by two (2) parking spaces when Article 112-74 (A) would require six (6) total parking spaces, in the aggregate, for the commercial and residential uses.

Article 112-73 requires that required parking spaces shall be on the same lot as the principal use. Article 112-76 provides for relief to the on-site parking requirement permitting required parking to be located on a separate parcel within three hundred (300) feet of the building entrance on the Property. Upon information, there is no available parking within 300 linear feet of the building entrance of the Property.

The Applicant requires a variance, in the alternative:

- (1) Variance to parking regulations, generally, to permit the conversion and expansion of the second and third floor of the subject property without requirement that additional off-site parking be derived in compliance with Section 112-74; or,
- (2) Variance to Articles 112-74 and 112-76 to allow accessory parking (for conditional use application purposes) for parking spaces at a lot owned by Applicant located at 347 W. Market Street which is approximately 1,300 linear feet from the entrance to the Property structure; or,
- (3) Variance to Article 112-76 to allow accessory parking (for conditional use application purposes) for parking spaces upon off-lot parking spots upon land not less than 300 feet but not more than 1,050 feet of the entrance to the Property structure.

The relevant sections of the Zoning Ordinance from which relief is being sought is Article VII, Town Center, Section 112-74 *et seq.*

The Applicant respectfully suggests that the unique physical conditions related to the development of the Property, and the Town Center generally, preclude the Applicant from complying with the Parking regulations under Article 112. The hardship is not self-created and has been incurred because of the historical development of the subject Property for commercial uses which existed before parking regulations were imposed by zoning ordinance. Despite commercially reasonable efforts, the second and third floors of the subject Property have remained vacant for many years; and therefore has been made practically worthless by the parking regulations which would preclude conversion for a productive use. The grant of the variance would not alter the essential character of the neighborhood; and in fact, is consistent with the development objectives articulated by the Borough planning boards to provide residential uses on floors above street-front commercial uses in the Town Center.

A reasonably accurate description of the present improvements and the additions intended to be made under the Appeal or Application, indicating the size of such proposed improvements, material and general construction thereof. In addition, there shall be attached a Plot Plan of the Real Estate to be affected, prepared (except where otherwise authorized by the Zoning Officer) by a Registered Engineer or Land Surveyor, indicating the location and size of the lot and the size of improvements now erected and proposed to be erected thereon.

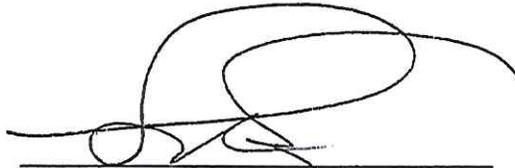
Plans depicting the improvements to the Property and the parking load calculation area attached to this Application. Those plans and materials are incorporated herein by reference.

- **Minimum two (2) copies of the above application and all plans associated with the application.**

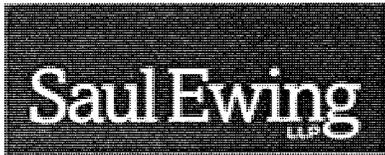
- A PDF copy of the application and plans on disk.

FORTHCOMING

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Lee A. Stivale', written over a horizontal line.

LEE A. STIVALE, ESQUIRE
Attorney for Applicant
22 E. Market Street, LLC



Gregory J. Davis
Phone: (610) 251-5065
Fax: (610) 408-4408
gdavis@saul.com
www.saul.com

November 3, 2016

VIA HAND DELIVERY

Borough of West Chester
401 East Gay Street
West Chester, PA 19380
Attn: Mr. Michael Perrone, Zoning Officer

**RE: Penn Medicine, Chester County Hospital
701 East Marshall Street
Zoning Hearing Board Application**

Dear Mr. Perrone:

I represent Penn Medicine, Chester County Hospital (the "Hospital") in connection with its appeal to the Zoning Hearing Board (the "Application") for signage at the Hospital's property located at 701 East Marshall Street (the "Property").

In support of the Application, I am herewith enclosing the following:

- 1) Two (2) copies of the Application;
- 2) Two (2) copies of the Deed evidencing Applicant's ownership of the Property;
- 3) Two (2) copies of the following Plan Sheets/Renderings:
 - a. Zoning Exhibit Plan (A.1-01), prepared by SSM Group, Inc., dated 11/1/16;
 - b. Rendering titled "Marshall Street Messaging Requirements", prepared by Two Twelve;
 - c. Rendering titled "Sign Type BB1", prepared by Two Twelve;
- 4) One (1) CD containing the Application and supporting documents; and
- 5) Application Fee check payable to "West Chester Borough" in the amount \$600.00.

Description/Location of the Real Estate

Chester County Hospital Campus – 701 East Marshall Street
Tax Parcel Nos. 1-2-70 and 1-2-102

The Hospital's campus consists of 11.71 acres of land in West Chester Borough, and 23.11 acres of land in West Goshen Township, and is currently improved with buildings and

parking serving the existing hospital use. The portion of the Property located within West Chester Borough is zoned IS-Institutional.

Applicable Sections of the West Chester Borough Zoning Ordinance and Basis for Request

As part of the Hospital's ongoing redevelopment project, the Hospital is proposing a new monument/ground sign at the to-be reconfigured south entrance to the campus, off of East Marshall Street. The Borough's Zoning Ordinance limits the height of ground signs to six feet (Section 112-81.B(2)(h)), and limits the size of such signs in the IS District to 24 square feet (Section 112-83.C(2)(a)). In order to provide patients and visitors of the Hospital sufficient notice of the location of the south entrance to allow them to react and safely maneuver onto the south entrance driveway, the Hospital's proposed monument/ground sign is proposed to be 9'-5 1/2" in height, and 63.06 square feet in area (*see* enclosed exhibits).

Importantly, under Section 112-83.C(2)(a), the Hospital would be permitted two 24 square feet ground signs on East Marshall Street, totaling 48 square feet; whereas, by way of this Application, the Hospital is requesting only one ground sign at this location. The Hospital submits that the proposed sign, if permitted, will not alter the essential character of the neighborhood, impair the use or development of adjacent property, or be detrimental to the public welfare. Further, the requested variances represent the least possible modifications of the Zoning Ordinance.

At your earliest convenience, please confirm that the Zoning Hearing Board will hold a hearing on the Hospital's Application on December 13, 2016. Thank you for your help.

Very truly yours,



Gregory J. Davis

GJD/pad
Enclosures

MARSHALL STREET MESSAGING REQUIREMENTS



Sign Type BB1-01

SIDE A

- ↑ Emergency
- ↑ Self Parking
- ← Hospital Entrance
- ← Drop-Off
- ← Free Valet

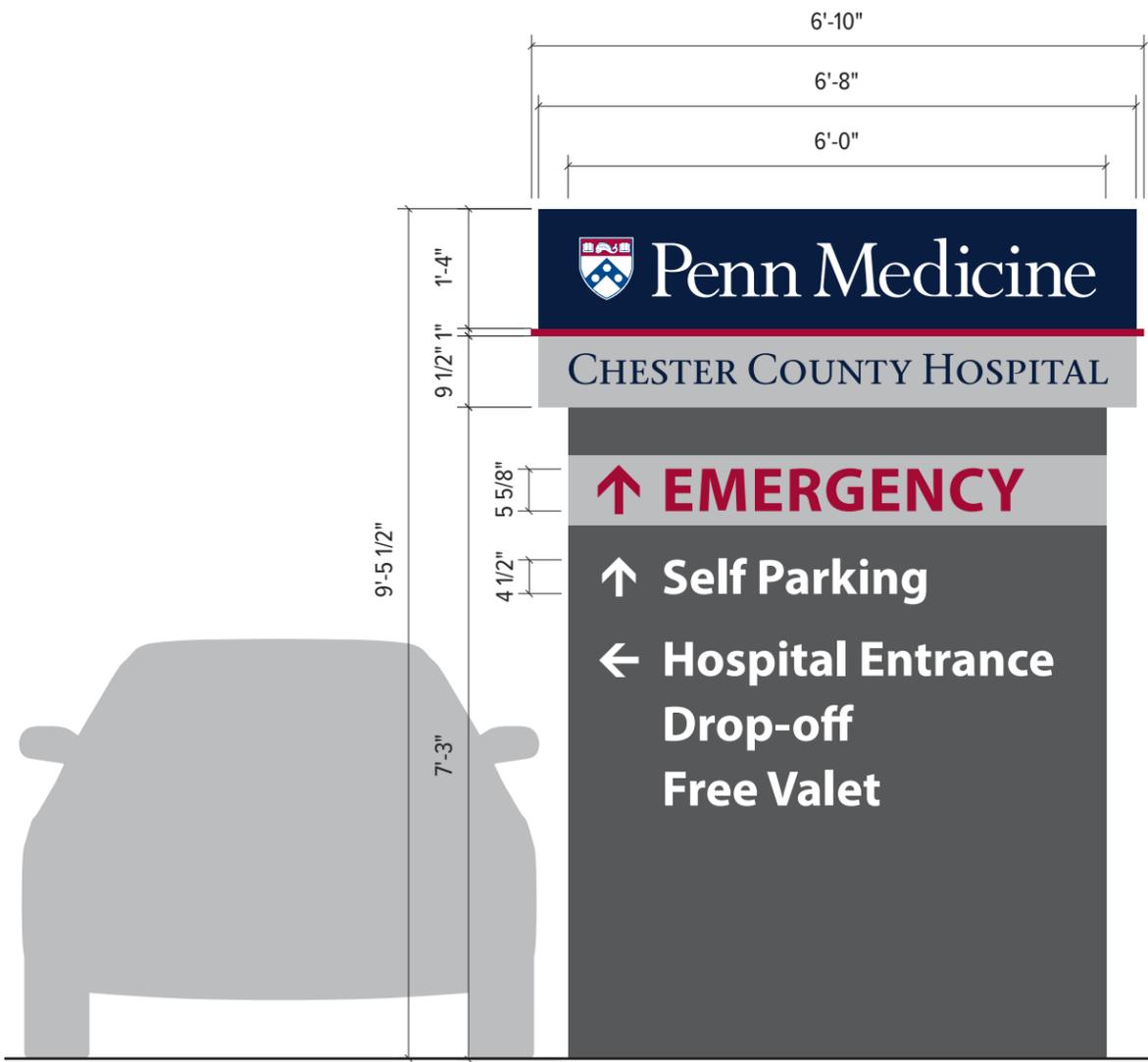
SIDE B

- Hospital Entrance
- Drop-Off
- Free Valet

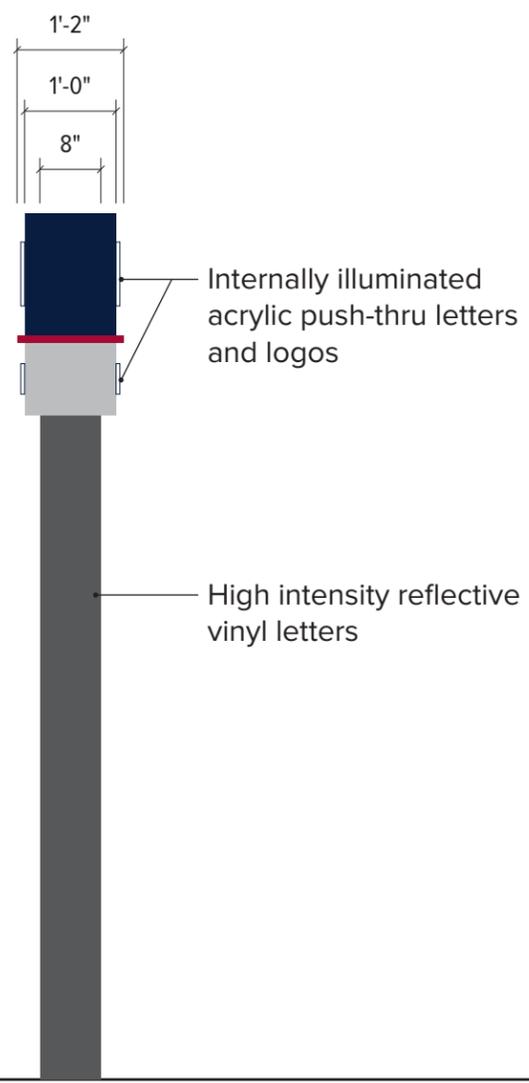
 **CLEAR SIGHT TRIANGLE:**
No vision obstructing object permitted.

 **SIGHT DISTANCES:**
No elements may obstruct vision above the height of 2 feet.

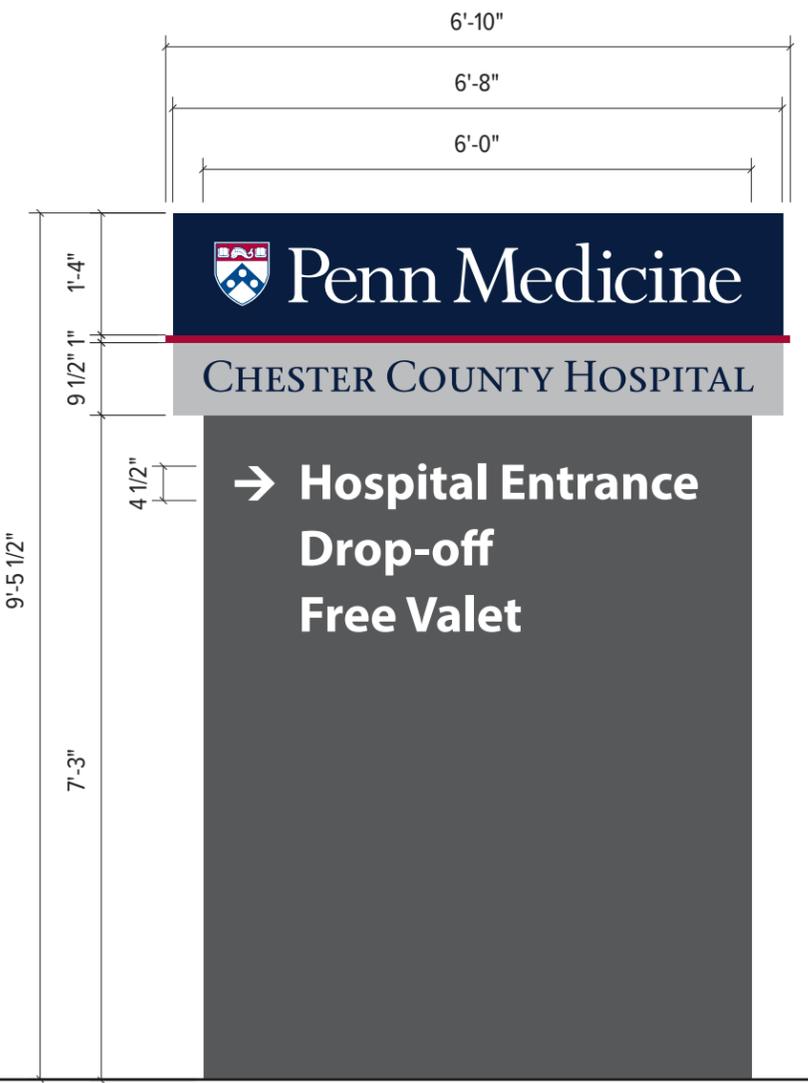
SIGN TYPE BB1



**SIGN TYPE BB1
NORTHBOUND ELEVATION
SQF: 63.06**



SIDE VIEW



**SIGN TYPE BB1
SOUTHBOUND ELEVATION
SQF: 63.06**

This Deed, made this second day of October 1964

Between, MARGARET R. O'CONNELL, Widow, of Montgomery County, Maryland,
(hereinafter called the "Grantor"),

of the one part, and CHESTER COUNTY HOSPITAL, a non-profit corporation, of the
Borough of West Chester, Pennsylvania, (hereinafter called the "Grantee"), of the other part.

Witnesseth, That in consideration of NINETY-ONE THOUSAND AND 00/100 (\$91,000.00)
DOLLARS in hand paid, the receipt whereof is hereby acknowledged, the said Grantor doth hereby grant and convey unto the said
Grantee its successors and assigns.

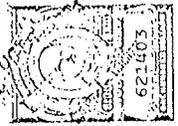
ALL THAT CERTAIN tract or piece of land situate partly in the Borough
of West Chester and partly in the Township of West Goshen, County of Chester
and State of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin set in Goshen Avenue a corner of land be-
longing to Vernon L. Hoffman, et al, and also a corner of land belonging to
Helen M. Dean; thence extending along Goshen Avenue, North 81 degrees 59
minutes 30 seconds East, 580.69 feet to an iron pin; thence continuing along
the middle of Goshen Avenue by land of Hoopes, Brothers & Thomas Company,
North 81 degrees 6 minutes 10 seconds East 602.9 feet to an iron pin; thence
leaving Goshen Avenue and extending along land of John D. Jacob, passing over
a marble stone set on the South side of Goshen Avenue and also passing over
a marble stone set on the North side of the Boot Road, South 23 degrees 31
minutes 40 seconds East, 563.25 feet to an iron pin set in the middle of
Boot Road; thence extending along the middle of Boot Road the next two courses
and distances, to wit: South 33 degrees 1 minute 20 seconds West, 485.3
feet to an iron pin; thence South 17 degrees 36 minutes 30 seconds West,
298.86 feet to an iron pin; thence leaving the Boot Road and extending along
the land of the Chester County Hospital and along a private road called
Hemlock Drive or Nicholas Avenue, North 25 degrees 37 minutes 30 seconds
West, 185.04 feet to an iron pin; thence leaving Nicholas Avenue and extend-
ing along land of the Chester County Hospital passing over a marble stone
set on the West side of said Avenue, South 64 degrees 22 minutes 30 seconds
West, 609 feet to a marble stone; thence extending along land of the Chester
County Hospital and land of Vernon L. Hoffman, et al, North 12 degrees 18
minutes West, 311.02 feet to a concrete stone marker; thence continuing
along land of Vernon L. Hoffman, et al, and passing over a marble stone set
near the South side of Goshen Avenue, North 22 degrees 40 minutes West,
895.90 feet to the first mentioned point and place of beginning.

CONTAINING 26.112 acres of land, more or less.

BEING the same premises which Thomas O'Connell by deed dated May
31, 1946 and recorded in Chester County in Deed Book P-22, Vol. 537, page 105
conveyed unto Thomas O'Connell and Margaret R. O'Connell, his wife, in fee.

AND, the said Thomas O'Connell has since died, June 19, 1964,
 leaving his wife, Margaret R. O'Connell surviving him, in whom premises
 vested by right of survivorship.



100.10

REAL ESTATE TRANSFER TAX
 PAID ON 11/11/64
John B. Gruff
 Tax. Col.

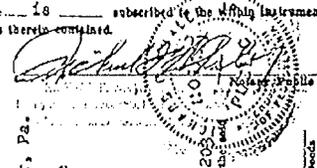


910.-

And the said Grantor do hereby covenant to and with the said Grantee that she SHALL and WILL
 Grantor, for herself, her heirs and assigns WARRANT and forever Defend the herein above
 described premises, with the hereditaments and appurtenances, unto the said Grantee, its successors
 and assigns, against the said Grantor and against every other person lawfully claiming or who shall hereafter claim the
 same or any part thereof, by, from or under her, them or any of them.
 IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed, the day and year first above written.
 SEALED AND DELIVERED In the Presence of:

Margaret R. O'Connell
 Margaret R. O'Connell
 (SEAL)
 (SEAL)
 (SEAL)
 (SEAL)

State of Pennsylvania County of Chester
 On this Second day of October 1964, before me, the
 undersigned officer, personally appeared Margaret R. O'Connell, widow
 known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument
 and acknowledged that she executed the same for the purposes therein contained.



Oct 2 1 06 PM '64
 RECORDER OF DEEDS
 CHESTER CO. PA.

78-23
Beed
 MARGARET R. O'CONNELL,
 WIDOW
 -to-
 CHESTER COUNTY HOSPITAL

The address of the Grantor is
 Boot Road, West Chester, Pa.
 Commonwealth Land Title
 Insurance Company
 C. 190-906 WC

RECORDED IN DEED BOOK A36 PAGE 204
 GIVEN under my hand and the seal of this office, the date above written.

Recorder of Deeds

A 36 PAGE 204

35