



HARB Meeting
August 27, 2026 @ 7:00 PM
This meeting is recorded for public record.

Carol Quigley, Chair
James Breen
Tom Clark
Matt Hazley
Joseph Martino
Marissa McCarthy
Dan Ritchie
Michael Wallacavage
Phillip Yocum
Thomas Dougherty, PC Liason

HARB Meeting:

A. Applications

1. 2026-19 16 E. Gay St
Proposed work: Revised Sign and Façade painting
2. 2026-20 208 E. Market St
Proposed work: Sign and Façade painting
3. 2026-21 50 W. Gay Street
Proposed work: Facade

B. Discussion Items

1. Approval of July 30, 2026 meeting minutes

C. Other Business

Visit www.west-chester.com for access to all attachments.

Agendas are posted to www.west-chester.com by noon 3 business days prior to the meeting.

Application Numbers: 2026-19

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 16 E. Gay Street

- 1) **Date of HARB Review:** July 30, 2026
- 2) **Applicant's Proposal:** Sign and Façade Painting
- 3) **Findings:**

The applicant's representatives, Mike Barnes and Mary Morits, were present and described the proposed sign and façade painting project as follows:

- *The proposal is to remove the existing round "Olaa" sign and cover the full width leaded-glass-type transom window above the storefront windows with plywood that would then be covered with pink painted vertical wood beadboard to create a sign panel. A sign of individual yellow pin-mounted letters would be installed on the panel. The message on the sign is "Call Your Mother".*
- *The existing storefront woodwork will be painted pink with black accents.*
- *The concrete threshold at the entrance door will be painted a teal color.*
- *No new illumination will be installed.*

The HARB reviewed the application as follows:

- *The HARB members concluded that covering the full width leaded-glass-type transom window above the storefront windows would not be appropriate.*
- *Mr. Yocum provided some background on the building's recent restoration, existing transom and signage, and the importance of the historical storefront details to the HARB district.*
- *The HARB is sensitive to the challenges of installing new signage on this building.*
- *A fabric awning with signage was discussed. Some members objected it would still conceal the transom which would interrupt the streetscape.*
- *Repainting is considered reversible and is generally not regulated by HARB.*

The applicant's representatives responded to the HARB comments as follows:

- *The applicant's anticipated the HARB's resistance to covering the existing transom window.*
- *At the meeting they provided an illustration of a circular sign and with "Call Your Mother" graphics. They proposed this design could be applied to the existing round sign panel on the building. They would also retain the existing black plywood mounting panel over the transom.*
- *The HARB reacted positively to this proposal.*

4) Recommendations from HARB:

The Board recommends Approval of a Certificate of Appropriateness for Application 2026-19 as submitted with the following clarifications:

- 1. The new sign design will be modified to match the circular format and size of the existing “Oola” sign. Colors shall be pink with yellow letters. The black plywood sign mounting panel on the transom will be retained.*
- 2. The existing building storefront woodwork may be painted pink and yellow as proposed.*
- 3. The concrete entrance threshold may be painted teal as proposed.*

Application Numbers: 2026-19

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 16 E. Gay Street

5) Borough Council's Action and Date

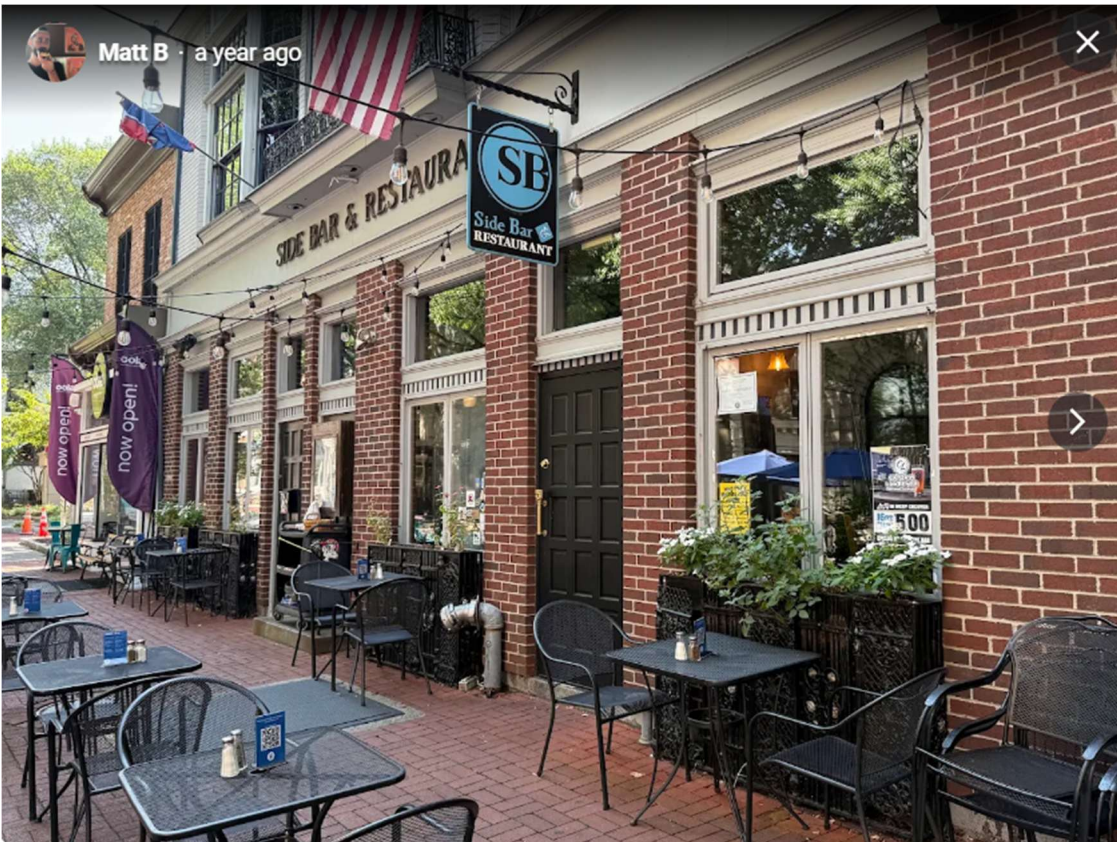
- ☐ Approved per HARB recommendation:
- ☐ Denied for the following reasons:
- ☐ Approved with the following differences from HARB recommendation:

.....

Date of Action Taken: _____, 2026

Borough Manager's Signature:

08/19/2026 REVISED SIGN PLAN:



DATE APPLICATION RECEIVED: 07/20/2026
APPLICATION NUMBER: 2026-19

PROPERTY ADDRESS: 16 E Gay Street, West Chester, PA 19380

APPLICANT'S EMAIL: [REDACTED]

Note: All projects must have the appropriate sections completed in its entirety and attached to this form. *Only attach the applicable sections.* The application number will be assigned by the Building & Housing Department.

1) This application is for (check all 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

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

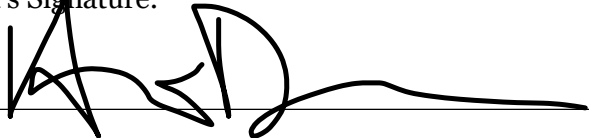
- ☒ Color or B/W Sketches
- ☐ Old or Historic Photographs
- ☐ Plot or Site Plans
- ☐ Architectural Elevations
- ☒ Photographs of the current existing site showing where changes are to be made, location of buildings and streetscape.

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

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

Applicant's name (print): Andrew Dana, Call Your Mother Deli

Applicant's Signature:



Date:

07/03/2026

Owner's Name (print): Brock Snider

Owner's Signature:

Brock Snider

Date:

07/20/2026

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: 07/20/2026

APPLICATION NUMBER: 2026-19

SECTION #1 – SIGNS

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

Instructions: Provide color or black and white sketches of each sign and its message. Also show the proposed location and proportion to building façade. Attach photos of the streetscape and adjacent buildings.

Location of project: 16 E Gay Street, West Chester, PA 19380

Name of business: Call Your Mother Deli

Applicant's name: _____

Applicant's address: [REDACTED]

Applicant's phone number: [REDACTED] Applicant's email: [REDACTED]

Owner's name: _____

Owner's address: [REDACTED]

Owner's telephone number: [REDACTED]

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 ☐ Other

5) Give a thorough description of sign: _____

Pink beadboard with yellow letters

6) Is there new illumination? No Fixture Type? _____
How will it be mounted? _____

7) Sign Dimensions: Height: Approx 36" x Width: Approx 173" x Depth: 5 1/2" (total depth including beadboard backer, spacers, & letter

8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign? N/A
(Borough Code requires 8'-0 minimum to bottom of sign)

9) How will this sign be mounted? Mechanically fastened with aluminum angle mounthing brackets hidden behind beadboard backer, 1/4" hardware into wood facade and all holes sealed with clear silicone
(please note: any attachment to a masonry façade must be done through the mortar joints, NOT into the masonry).

10) If a hanging sign, describe the hanging bracket: N/A

11) If a hanging sign, is this an existing bracket: N/A

12) Colors: Pink and yellow

13) Message: CALL YOUR MOTHER

14) Lettering style: please note that the historic preference is for any "serif" type: Bold serif font (Cooper Black)

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

SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION

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

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.

Call Your Mother Deli
Name of business: _____

Andrew Dana
Applicant's name: _____

Applicant's address: _____

Applicant's phone number: _____

Owner's name: _____

Owner's address: _____

Owner's telephone number: _____

1) Which element 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

Paint
3) What was the old is the material? _____

Paint
4) What is the proposed new material? _____

Paint
5) How will it be installed? _____

N/A
6) Are you using any historical materials? _____

7) Is so, what and how? _____

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

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

Cream and black
10) What were the old colors? _____

Pink and light pink
11) What are the new colors? _____

Paint building facade light pink and trim pieces dark pink,
12) Why do you wish to make these changes? refer to color sketch

Call Your Mother Deli Existing Facade 16 E Gay Street



Call Your Mother Deli Existing
16 E Gay Street



Call Your Mother Deli Proposed Facade
16 E Gay Street



DATE APPLICATION RECEIVED: 08/07/2026

APPLICATION NUMBER: 2026-20

PROPERTY ADDRESS: 208 East Market St, West Chester, PA 19382

APPLICANT'S EMAIL: [REDACTED]

Note: All projects must have the appropriate sections completed in its entirety and attached to this form. *Only attach the applicable sections.* The application number will be assigned by the Building & Housing Department.

1) This application is for (check all 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

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

- ☐ Color or B/W Sketches
- ☐ Old or Historic Photographs
- ☐ Plot or Site Plans
- ☐ Architectural Elevations
- ☒ Photographs of the current existing site showing where changes are to be made, location of buildings and streetscape.

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

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

Applicant's name (print): Jacqueline Hendry

Applicant's Signature:

Jacqueline Hendry

Date:

8/6/26

Owner's Name (print): Charles Sugo

Owner's Signature:

Charles Sugo

Date:

8/6/2026

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

SECTION #1 – SIGNS(Attach a separate Section #1 for each of the signs you want to install)**Instructions:** Provide color or black and white sketches of each sign and its message. Also show the proposed location and proportion to building façade. Attach photos of the streetscape and adjacent buildings.Location of project: 208 E Market Street, West Chester, PA 19382Name of business: Homeward Bound tattooApplicant's name: Jacqueline Hendry

Applicant's address: _____

Applicant's phone number: _____

Applicant's email: _____

Owner's name: Charles Swope

Owner's address: _____

Owner's telephone number: _____

- 1) Are you replacing an existing sign? NO
- 2) How many signs do you wish to install? 1
- 3) On how many facades? _____ ☒ Front _____ Side _____ Back
- 4) ☒ Hanging Sign _____ Building-mounted _____ Other
- 5) Give a thorough description of sign: Black and white circle with words "Homeward Bound tattoo" and an anchor symbol
- 6) Is there new illumination? NO Fixture Type? Bracket
How will it be mounted? Bracket previously installed before our tenancy
- 7) Sign Dimensions: Height: 28" x Width: 28" x Depth: .1"
- 8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign? 9 ft
(Borough Code requires 8'-0 minimum to bottom of sign)
- 9) How will this sign be mounted? Bracket - previously mounted before our tenancy -
(please note: any attachment to a masonry façade must be done through the mortar joints, NOT into the masonry). will be using same bracket
- 10) If a hanging sign, describe the hanging bracket: _____
- 11) If a hanging sign, is this an existing bracket: Yes
- 12) Colors: Black and white
- 13) Message: Homeward Bound tattoo with anchor symbol
- 14) Lettering style: please note that the historic preference is for any "serif" type: Custom font - closest to Sans Serif

DATE APPLICATION RECEIVED: 08/07/2026

APPLICATION NUMBER: 2026-20

SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION

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

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.

Name of business: Homeward Bound tattoo

Applicant's name: Jacqueline Hendry

Applicant's address: [REDACTED]

Applicant's phone number: [REDACTED]

Owner's name: Charles Swope

Owner's address: [REDACTED]

Owner's telephone number: [REDACTED]

1) Which element 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 is the material? wood

4) What is the proposed new material? Not changing material

5) How will it be installed? NO installation - paint only

6) Are you using any historical materials? NO

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

8) What were the old dimensions? Height: 135" x Width: 147" Depth: 8"

9) What are the new dimensions? Height: 135" x Width: 147" Depth: 8"

10) What were the old colors? Blue and maroon

11) What are the new colors? Black doors, white trim

12) Why do you wish to make these changes? TO improve exterior of new business.



BEHR PREMIUM®

CABINET, DOOR & TRIM INTERIOR/EXTERIOR SEMI-GLOSS ENAMEL NO. 7120

BEHR PREMIUM® Cabinet, Door & Trim Interior/Exterior Semi-Gloss Enamel offers excellent flow & leveling and dries to a hard, durable finish. Its outstanding block resistance allows for quick return to service, making it ideal for use on cabinets, doors, trim, windows, shutters, and woodwork. The paint provides all-weather protection which is great for exterior projects.

Ideal for properly prepared and primed new and previously painted interior & exterior substrates such as:

- Wood
- Engineered Wood
- Vinyl
- Architectural Plastics
- Drywall/Gypsum Board
- Plaster
- Concrete
- Masonry
- Brick
- Concrete Masonry Units
- Steel
- Galvanized Steel
- Aluminum
- Other Ferrous Metals
- Other Non-Ferrous Metals

PRODUCT SPECIFICATIONS

Tint Bases/Max Tint Load:

No. 7120 White Base 124 fl oz / 6 fl oz

No. 7123 Deep Base 116 fl oz / 10 fl oz

Gloss: 45–55 @ 60°

Resin Type: Acrylic

Weight per Gallon: 10.5 lb

% Solids by Volume: 39% ± 2%

% Solids by Weight: 51% ± 2%

VOC: < 50 g/L

Flash Point: N/A

Viscosity: 95–105 KU

Recommended Film Thickness:

Wet: 4.6 mils / Dry: 1.8 mils @ 350 sq ft/gal

Wet: 4.0 mils / Dry: 1.5 mils @ 400 sq ft/gal

Two (2) coats are required for optimum protection.

Coverage: 350–400 sq ft/gal depending on application method and substrate porosity. Does not include the loss of material from spraying.

APPLICATION

Brush: Nylon brush for best results

Roller: 1/4" nap roller cover

Airless Spray:

Tip: .013"–.015"

Filter: 60 mesh

Fluid Pressure: 1,400–2,400 psi

Thinning: DO NOT THIN. Product is formulated for use at package consistency.

Dry Time: @ 77°F & 50% RH

To Touch: 1 hour

To Recoat: 2 hours

Full Cure: 7 days

Dry times are temperature, humidity, and film thickness dependent.

COMPLIANCE & CERTIFICATIONS

Complies with the below as of 9/1/2025

SCAQMD	YES	OTC	YES
CARB SCM 2020	YES	LADCO	YES
CARB SCM 2007	YES	AIM	YES
OTC Phase II	YES		

SURFACE PREPARATION

All surfaces must be clean, free of dust, chalk, oil, grease, wax, polish, mold and mildew stains, loose and peeling paint, rust and all other foreign substances.

Wood: Remove mill glaze with sandpaper or use a product such as BEHR PREMIUM® All-In-One Wood Cleaner No. 63 (exterior only) to open the pores of the wood and follow all label instructions. For severe stains caused by mold, mildew, algae and fungus, apply a mildew stain removing product. Set nails and fill holes, scratches, and gouges with the appropriate wood filler and let dry completely. Remove all dust with a wiping cloth. Fill all gaps with a 100% acrylic, siliconized, paintable caulking and allow to dry completely. Patched and filled surfaces should be sanded smooth and dusted clean prior to coating. Prime with a suitable primer.

WARNING Sanding or scraping pressure treated lumber may be hazardous; wear appropriate protection.

Drywall: All drywall surfaces should be sufficiently sanded smooth. Remove any remaining drywall dust prior to priming. Allow all drywall compounds to be completely dry prior to coating. Prime with a suitable primer.

Masonry: Allow to cure for 30 days. The pH must be 10 or lower prior to coating. Remove bond breakers and all form release and curing agents. Smooth masonry may require an adequate profile for adhesion. Remove all loose aggregate and debris. If painting cannot wait 30 days or pH level is above 10, allow the surface to cure 7 days and prime the surface with an alkali-resistant primer.

Plaster: New plaster should be thoroughly dried out and cured for a minimum of 30 days before painting. When cured, clean using a mixed solution of one part vinegar

and one part water to remove efflorescence and neutralize. Prime the area with an alkali-resistant primer.

Steel: Minimum surface preparation is Hand Tool Cleaning in accordance with SSPC-SP2. Remove all oil and grease from the surface with a solvent in accordance with SSPC-SP1. For optimal performance, use Commercial Blast Cleaning in accordance with SSPC-SP6. Prime the area with a rust-inhibitive primer the same day as cleaned.

Galvanized Steel: Solvent clean new galvanized metal in accordance with SSPC-SP1 to remove oil and grease from the surface. Pre-treat with a phosphoric acid solution or a commercially-available etching solution. Galvanized metal that has been passivated with chromates or silicates may require brush blasting in accordance with SSPC-SP16 to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning in accordance with SSPC-SP2. Prime the area the same day as cleaned.

Aluminum: Remove all oil and grease from the surface with a solvent in accordance with SSPC-SP1. Prime the area the same day as cleaned.

Stain-Blocking: After priming, test for stain bleed-through by applying the topcoat to a small section. If the stain bleeds through the topcoat, apply a second coat of primer and test again before topcoating the entire area. If bleeding continues, primer may need a longer dry time before applying topcoat.

Previously Painted Surfaces: Remove all loose and peeling paint and all other foreign substances. Clean any dirt and grease by scrubbing the surface with a detergent and water solution, followed by a thorough rinsing with clean water. Set nails and fill holes, scratches, and gouges with the appropriate wood filler and let dry completely. Remove all dust with a tack or wiping cloth. Fill all gaps with a 100% acrylic, siliconized, paintable caulking, and allow to completely dry prior to coating.

Glossy Surfaces: For maximum adhesion, sand the surface thoroughly to provide a rough surface before coating.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. Contact Lead Information Center at 1-800-424-LEAD or log on to www.epa.gov/lead.

SYSTEM RECOMMENDATIONS

Wood

1 coat BEHR® Kitchen, Bath & Trim Interior Stain-Blocking Primer & Sealer No. 75 (interior only) or BEHR Multi-Surface Interior/Exterior Stain-Blocking Primer & Sealer No. 436 (recommended for tannin-rich woods)

2 coats BEHR PREMIUM® Cabinet, Door & Trim Interior/Exterior Semi-Gloss Enamel

Drywall/Wallboard

1 coat BEHR Kitchen, Bath & Trim Interior Stain-Blocking Primer & Sealer No. 75

2 coats BEHR PREMIUM Cabinet, Door & Trim Interior/Exterior Semi-Gloss Enamel

Plaster

1 coat BEHR Kitchen, Bath & Trim Interior Stain-Blocking Primer & Sealer No. 75 or BEHR® Multi-Surface Interior/Exterior Stain-Blocking Primer & Sealer No. 436 (recommended for surfaces with pH level of up to 13)

2 coats BEHR PREMIUM Cabinet, Door & Trim Interior/Exterior Semi-Gloss Enamel

Masonry: Concrete, Cement, Brick

1 coat BEHR Multi-Surface Interior/Exterior Stain-Blocking Primer & Sealer No. 436

2 coats BEHR PREMIUM Cabinet, Door & Trim Interior/Exterior Semi-Gloss Enamel

Ferrous Metal

1 coat BEHR Interior/Exterior Metal Primer No. 435 (recommended for optimal corrosion resistance) or BEHR Multi-Surface Interior/Exterior Stain-Blocking Primer & Sealer No. 436

2 coats BEHR PREMIUM Cabinet, Door & Trim Interior/Exterior Semi-Gloss Enamel

Non-Ferrous Metal

1 coat BEHR Interior/Exterior Metal Primer No. 435 (recommended for optimal corrosion resistance) or BEHR Multi-Surface Interior/Exterior Stain-Blocking Primer & Sealer No. 436

2 coats BEHR PREMIUM Cabinet, Door & Trim Interior/Exterior Semi-Gloss Enamel

Vinyl, PVC, Fiberglass, Architectural Plastics

1 coat BEHR Multi-Surface Interior/Exterior Stain-Blocking Primer & Sealer No. 436 or BEHR® Interior/Exterior Bonding Primer No. 432

2 coats BEHR PREMIUM Cabinet, Door & Trim Interior/Exterior Semi-Gloss Enamel

NOTE: Do not paint vinyl with a color darker than the original to prevent potential warping due to heat absorption. For other plastic composites, dark colors should be applied with caution where the surface may be exposed to sunlight which may cause distortion of the plastic.

CLEAN-UP/DISPOSAL

Clean all tools and equipment with warm, soapy water. Do not dispose of this product down a drain. If spilled, contain material and remove with an inert absorbent. Dispose of contaminated absorbent, container and unused product in accordance with all current federal, state and local regulations. For recycling or disposal of empty containers, unused product and soiled rags, contact your household refuse collection service.

CAUTIONS/LIMITATIONS

- Protect from freezing.
- Do not use on floors.
- For best results, apply when air, material and surface temperatures are between 50°F and 90°F. Temperatures above 90°F can cause the paint to dry too fast, whereas temperatures below 50°F can inhibit proper film formation.
- Always prime over caulked areas prior to applying this paint to help reduce the occurrence of cracking in the dry paint film. Recommended primers: BEHR Kitchen, Bath & Trim Stain-Blocking Primer & Sealer No. 75 (interior only) or BEHR Multi-Surface Interior/Exterior Stain-Blocking Primer & Sealer No. 436.
- Allow one week before washing or cleaning for full cure. The best approach to washing or cleaning the painted surface is to start with the least aggressive method, i.e., water on a soft cellulose sponge.
- Shelf life under normal conditions is two years unopened.
- Certain colors may require additional coats for complete hide.

HEALTH & SAFETY INFORMATION

WARNING IRRITANT. CAUSES EYE AND SKIN IRRITATION. MAY CAUSE RESPIRATORY TRACT IRRITATION. Avoid contact with skin and eyes. Do not breathe dusts, vapor, or spray mist. Sanding, grinding or abrading may release sanding dust, which may be harmful if inhaled and has been shown to cause lung damage or cancer with long term exposure. To avoid breathing in dust, vapors, and spray mist, open windows and doors or use other means to ensure fresh air entry during application, drying, sanding, and/or abrading. If properly used, a respirator (NIOSH approved with particulate pre-filter) may offer additional protection and should be used if adequate ventilation cannot be provided; obtain professional advice before using. If you experience eye watering, headaches, or dizziness during application or drying, increase fresh air or leave the area. Wash thoroughly after handling. Close container after each use.

FIRST AID: If you experience difficulty in breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately. In case of eye contact, flush immediately with plenty of water for at least 20 minutes and get medical attention; for skin, wash

thoroughly with soap and water. If swallowed, get medical attention immediately.

KEEP OUT OF REACH OF CHILDREN – DO NOT TAKE INTERNALLY.



This information is provided "as is" and no representations or warranties, either expressed or implied, of merchantability, fitness for a particular purpose or of any other nature are made with respect to this information or to any product referred to in this information. For SDS or to consult with a Behr Paint Company Representative, call 1-800-854-0133 (U.S.A. only) or visit behr.com. ©2025 Behr Process LLC, Santa Ana, CA 92705 U.S.A.

09/25
2 of 2



BEHR PRO® i300

INTERIOR DEAD FLAT PAINT



Declare.

BEHR PRO i300 Interior Dead Flat Paint is a premium professional quality latex paint that is ideal for use on residential and commercial projects, including healthcare, hospitality and educational settings. It offers very good hide with excellent application properties (spray and roll) and great touch-up. Dried paint film is mold and mildew resistant.

Ideal for properly prepared coated and uncoated substrates such as:

- Drywall/Gypsum Board
- Plaster
- Concrete
- Masonry
- Brick
- Concrete Masonry Units
- Wood
- Engineered Wood
- Steel
- Galvanized Steel
- Aluminum
- Non-Ferrous Metals
- Other Non-Ferrous Metals
- Architectural Plastics

TECHNICAL DATA

Tint Bases/Max Tint Load:

No. PR310 White Base 124 fl oz / 6 fl oz

No. PR313 Deep Base 116 fl oz / 14 fl oz

Gloss: 0–3 @ 60°

Sheen: 0–3 @ 85°

Resin Type: VAE

Weight per Gallon: 11.7 lb

% Solids by Volume: 41% ± 2%

% Solids by Weight: 57% ± 2%

VOC: < 5 g/L

ZERO VOC

- This product, like most Zero VOC paints, emits very low amounts of VOCs.
- Most emissions occur during painting and for 48 hours after. Some continue for two weeks or longer.
- While VOC emissions are very low, sensitive groups such as babies and asthma/allergy sufferers should minimize exposure.

Flash Point: N/A

Viscosity: 95–105 KU

Recommended Film Thickness:

Wet: 5.3 mils / Dry: 2.2 mils @ 300 sq ft/gal

Wet: 4.0 mils / Dry: 1.6 mils @ 400 sq ft/gal

Coverage: 300–400 sq ft/gal depending on the surface texture, porosity and application method. Does not include the loss of material from spraying. Film thickness depends on porosity and various substrate irregularities.

COMPLIANCE & CERTIFICATIONS

Complies with the below as of 1/1/2026

SCAQMD Super-Compliant Coating ¹	YES	DECLARE [®] Red List Free	YES
SCAQMD	YES	GREENGUARD [®] Gold	YES
CARB SCM 2020	YES	LEED [®] v5	YES
CARB SCM 2007	YES	LEED [®] v4.1	YES
OTC Phase II	YES	LEED [®] v4	YES
OTC	YES	WELL BUILDING STANDARD [®]	YES
LADCO	YES	NAHB/CES GREEN	YES
EPA AIM	YES	CHPS [®]	YES
Environmental Product Declaration (EPD)	YES	MPI [®]	53, 143
Health Product Declaration (HPD)	YES	MPI Extreme Green [®] (X-Green)	53, 143

Class A Fire Rating (Flame Spread Index: 0–25 & Smoke Development Index: 0–450) over non-combustible surfaces when tested in accordance with ASTM E84 Standard Test Method for Surface Burning Characteristics of Building Materials.

This coating conforms to USDA regulatory requirements for incidental food-contact materials intended for use on surfaces not in direct contact with food, such as walls, ceilings, and floors.

¹Meets South Coast Air Quality Management District (SCAQMD) “super-compliant” VOC standard of < 10 g/L. Product is formulated to VOC level well below SCAQMD Rule 1113 regulatory limits.

²GREENGUARD is a registered trademark of UL LLC.

³Please visit www.usgbc.org/LEED for additional details.

PERFORMANCE DATA

Burnish Resistance

Result: > Pass (50 cycles; maximum sheen change of 3 units)

Flexibility (ASTM D 522)

Result: Pass (¼" mandrel)

Scrubability (ASTM D2486 modified)

Result: > 1000 cycles (no shim)

Scrubability (ASTM D4828)

Result: > Pass (coffee, graphite, and nigrosine stain)

SPECIFICATIONS

Drywall/Wallboard:

- 1 coat KILZ[®] PVA Drywall Primer No. PX010 or BEHR PRO High Build Interior Primer No. PR040
- 2 coats BEHR PRO i300 Interior Dead Flat Paint

Plaster:

- 1 coat BEHR[®] Drywall Plus Primer No. 073
- 2 coats BEHR PRO i300 Interior Dead Flat Paint

Masonry:

- 1 coat BEHR PRO Concrete & Masonry Primer No. PR060
- 2 coats BEHR PRO i300 Interior Dead Flat Paint

Wood:

- 1 coat BEHR Drywall Plus Primer No. 073
- 2 coats BEHR PRO i300 Interior Dead Flat Paint

Ferrous and Non-Ferrous Metal:

- 1 coat BEHR Metal Primer No. 435 or BEHR Multi-Surface Primer No. 436
- 2 coats BEHR PRO i300 Interior Dead Flat Paint

NOTE: Other primers may also be suitable. Please consult with a Behr Paint Company representative for specific primer recommendations. When repainting involves a dramatic color change, a coat of primer will enhance the hiding performance of the topcoat.

APPLICATION

Brush: Nylon/polyester

Roller: ¾"–¾" nap roller cover, depending on surface texture

Airless Spray:

Tip: .015"–.019"

Filter: 60 mesh

Fluid Pressure: 1,400–2,400 psi

Thinning: DO NOT THIN. Product is formulated for use at package consistency only.

Dry Time: 77°F & 50% RH

To Touch: 1 hours

To Recoat: 2 hours

Full Cure: 2 weeks

Dry times are temperature, humidity, and film thickness dependent.

SURFACE PREPARATION

All surfaces must be clean, free of dust, chalk, oil, grease, wax, polish, mold and mildew, loose and peeling paint, rust, and all other foreign substances.

When measured with an electronic moisture meter, maximum moisture content of substrates is as follows:

- Gypsum Board (Drywall): 12%
- Plaster: 12%
- Concrete & Masonry: 12%
- Concrete Masonry Units (CMUs): 12%
- Wood: 15%

Drywall: All screws and nail heads must be set and filled. Joints must be taped and covered with a joint compound. Tape joints must be sanded smooth and all dust removed prior to painting.

Plaster: Bare plaster needs to be cured and hardened, which typically takes 30 days. For textured, soft, porous, or powdery plaster, treat it with a solution of 1 part household vinegar to 8 parts of clean water. Repeat this process until the surface hardens, then rinse with clear water and allow it to dry.

Wood: Scrape and clean knots. Before applying primer, apply a coat of knot sealer recommended for exterior use in. Sand surfaces that will be visible and remove dust. Prime edges, ends, faces, undersides, and backsides of the wood. After priming, fill holes and imperfections with an appropriate patching material. Sand patched and filled surfaces smooth and remove dust before coating.

Concrete & Masonry (Stucco, Precast Concrete, Poured-In-Place Concrete, Portland-Based Cement, Fiber Cement): Remove release agents, curing compounds, efflorescence, and chalk. Avoid painting surfaces if moisture content or alkalinity exceeds manufacturer's guidelines. For smooth trowel concrete, ensure an adequate adhesion profile using products like muriatic acid etcher or mechanical methods. Clear all loose aggregate and debris. For tilt-up and poured-in-place concrete, commercial detergents and abrasive blasting may be needed for surface preparation. Fill bug holes, air pockets, and other voids with a cement patching compound.

Concrete Masonry Units (Concrete Block, Cinder Block, Split-Faced Block): Remove efflorescence and chalk. Avoid painting surfaces if moisture content or alkalinity exceeds manufacturer's guidelines.

Steel: Minimum surface preparation is Hand Tool-Cleaning in accordance with SSPC-SP2. Remove all oil and grease from the surface with a solvent in accordance with SSPC-SP1. For optimal performance, use Commercial Blast Cleaning in accordance with SSPC-SP6. Prime the area with a rust-inhibitive primer such as BEHR® Interior/Exterior Metal Primer No. 435 the same day as cleaned.

Shop-Primed Steel: As there is potential for many forms of contamination during storage and transport, a thorough cleaning is always recommended for shop-primed

surfaces. Paint exposed areas, i.e., where shop primer is abraded, with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces. Note: Assess the integrity of the shop primer prior to application of subsequent coatings. Review all coatings intended for the project and confirm the compatibility between shop and field-applied coatings.

Galvanized Steel: Solvent clean new galvanized metal in accordance with SSPC-SP1 to remove oil and grease from the surface. Galvanized metal that has been passivated with chromates or silicates may require brush blasting in accordance with SSPC-SP16 to remove these treatments. Rusty galvanizing requires a minimum of Hand Tool Cleaning in accordance with SSPC-SP2. Prime the area with BEHR Interior/Exterior Metal Primer No. 435 or BEHR Interior/Exterior Multi-Surface Stain-Blocking Primer/Sealer No. 436 the same day as cleaned.

Aluminum: Remove all oil and grease from the surface with a solvent in accordance with SSPC-SP1. Prime the area with BEHR Interior/Exterior Metal Primer No. 435 or BEHR Interior/Exterior Multi-Surface Stain-Blocking Primer/Sealer No. 436 the same day as cleaned.

Stain-Blocking: After priming, test for stain bleed through by applying the topcoat to a small section. If the stain bleeds through the topcoat, apply a second coat of primer and test again before top-coating the entire area. If bleeding continues, a longer dry time of the primer may be needed before topcoating.

Previously Painted Surfaces: Maintenance painting often doesn't require complete removal of all old coatings before repainting. However, all contaminants such as oil, grease, loose paint, mill scale, dirt, foreign matter, rust, mold, mildew, efflorescence, and sealers must be removed to ensure strong adhesion to the existing paint. Glossy surfaces of old paint films must be clean and dull before repainting. Spot-prime any bare areas with an appropriate primer.

WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. Contact Lead Information Center at 1-800-424-LEAD or log on to www.epa.gov/lead.

CLEAN-UP/DISPOSAL

Clean all tools and equipment with warm, soapy water. Do not dispose of this product down a drain. If spilled, contain material and remove with an inert absorbent. Dispose of contaminated absorbent, container and unused product in accordance with all current federal, state and local regulations. For recycling or disposal of empty containers, unused product and soiled rags, contact your household refuse collection service.

CAUTIONS/LIMITATIONS

- Interior use only.
- Do not use on floors.
- For best results, apply when air, material and surface temperatures are between 35°F and 90°F. Temperatures above 90°F can cause the paint to dry too fast,

whereas temperatures below 35°F can inhibit proper film formation.

- Allow 2 weeks for full cure before washing or cleaning.
- Shelf life under normal conditions is 2 years unopened.

HEALTH & SAFETY INFORMATION

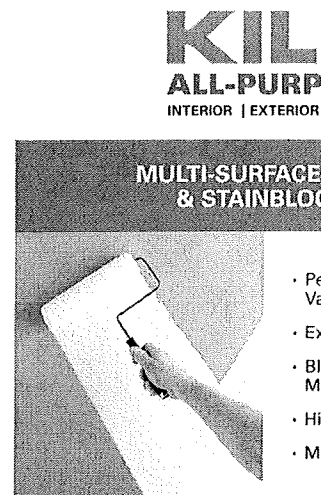
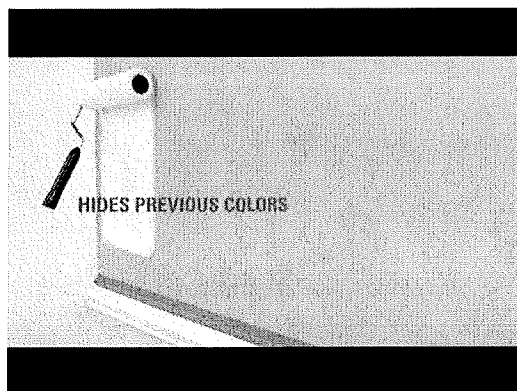
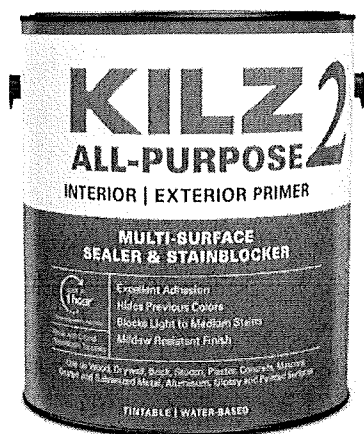
WARNING! IRRITANT. CAUSES EYE AND SKIN IRRITATION. MAY CAUSE RESPIRATORY TRACT

IRRITATION. Avoid contact with skin and eyes. Do not breathe dusts, vapor, or spray mist. Sanding, grinding or abrading may release sanding dust, which may be harmful if inhaled and has been shown to cause lung damage or cancer with long term exposure. To avoid breathing in dust, vapors, and spray mist, open windows and doors or use other means to ensure fresh air entry during application, drying, sanding, and/or abrading. If properly used, a respirator (NIOSH approved with particulate pre-filter) may offer additional protection and should be used if adequate ventilation cannot be provided; obtain professional advice before using. If you experience eye watering, headaches, or dizziness during application or drying, increase fresh air or leave the area. Wash thoroughly after handling. Close container after each use.

FIRST AID: If you experience difficulty in breathing, leave the area to obtain fresh air. If continued difficulty is experienced, get medical assistance immediately. In case of eye contact, flush immediately with plenty of water for at least 20 minutes and get medical attention; for skin, wash thoroughly with soap and water. If swallowed, get medical attention immediately.

CAUTION: KEEP OUT OF REACH OF CHILDREN – DO NOT TAKE INTERNALLY.





KILZ 2® ALL-PURPOSE Interior | Exterior Primer

Avg. Rating:

4.9 (1694) Write a review

KILZ 2® ALL-PURPOSE Primer is a fast drying, water-based, multi-surface primer-sealer-stainblocker with excellent adhesion, mildew resistance, sealing properties and very mild odor. KILZ 2 ALL-PURPOSE Primer blocks medium stains including minor water stains, rust, grease, ink, pencil and felt marker. Enhanced hiding makes it ideal for changing colors and helps lessen the number of coats of paint required. Use under or over water-based or oil-based paints. Not recommended on flooring.

Use on drywall, wood, brick, stucco, plaster, paneling, concrete, masonry, painted and galvanized metal, aluminum, architectural plastics, and properly prepared glossy surfaces.



Seals Porous Surface



Promotes Adhesion



Hides Previous Color



Mildew Resistant Finish



Helps Block Light/Medium Stains

WHERE TO BUY

Available in Quarts, Gallons & Fives.

Please check availability before visiting your local retailer.

KEY FEATURES

Hides previous colors, Light-to-medium stainblocker, Excellent adhesion, Mildew resistant, Low VOC, Seals porous surfaces, Greenguard Gold Certified

BEST FOR USE ON

Interior and exterior surfaces. Hiding previous colors, Multi-purpose priming on walls and cabinets, Apply to drywall, plaster, wood, brick, masonry, cinder block, masonry, concrete, stucco, galvanized steel, aluminum, properly prepared glossy surfaces.

COVERAGE

300 to 400 sq ft/gal

TECHNICAL DOCUMENTS

[Technical Data Sheet](#) 

[SDS 2000](#) 

PRODUCT USAGE

SURFACE PREPARATION

The following steps are recommended for product performance.

- All surfaces must be clean, free of dust, chalk, oil, grease, wax, polish, mold and mildew, loose peeling paint, rust and all other foreign substances.
- If washing is necessary, use a non-soapy detergent or a TSP substitute, rinse well and allow to dry.
- Unpainted, exterior wood exposed to sun and/or moisture longer than 2-4 weeks must be cleaned and sanded before priming.
- [†]Glossy Surfaces: For maximum adhesion, scuff sand the surface thoroughly before priming.*
- Peeling or Checked Paint: Scrape off loose paint and sand to a smooth surface.*
- Mold or Mildew Covered Surfaces: Wash the area with a mildew remover, rinse with water and allow to dry before priming.
- Masonry, Brick, Stucco and Plaster: KILZ 2 ALL-PURPOSE Primer may be used on clean, dry, aged masonry surfaces. New masonry must be allowed to cure (dry) at least 30 days before applying KILZ 2 ALL-PURPOSE Primer.
- Fire Restoration: It is critical to clean damaged surfaces thoroughly before priming. Primer recommendations: [KILZ® RESTORATION](#) for water-based (interior); [KILZ® ORIGINAL](#) or [KILZ® ORIGINAL EXTERIOR](#) for oil-based.

*WARNING! If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. Contact the National Lead Information Center at [1-800-424-LEAD](tel:1-800-424-LEAD) or log on to www.epa.gov/lead.

APPLICATION

- Eye protection is recommended. For spray applications, a small amount of water (no more than 1/2 pint per gallon) may be added.

- Do not thin for stainblocking applications. Only apply if surface, air and product temperatures are between 50°-90°F (10°-32°C).
- Stir thoroughly before and occasionally during use.
- Brush – High quality Nylon/Polyester.

[Read More](#) ▼

DRY TIME @ 77°F (25°C) / 50% RH

- Dries to the touch in 30 minutes.
- Can be recoated or topcoated in one hour with latex or oil-based paint.
- Application at lower temperatures, in high humidity or in poorly ventilated areas will affect dry time.

CLEAN UP & DISPOSAL

- Clean equipment and paint spatters with warm, soapy water.
- Do not dispose of this product down a drain. Please consider donating any unused product. For recycling or disposal information contact your local household refuse collection service.
- If spilled, contain material and remove with an inert absorbent. Dispose of contaminated absorbent, container and unused product in accordance with all current federal, state and local regulations. For recycling or disposal information contact your local household refuse collection service.

[Read More](#) ▼

WARRANTY

LIFETIME LIMITED WARRANTY

Masterchem Industries LLC warrants to you, the original residential consumer purchaser, the performance of this product

[Read More](#) ▼

PRODUCT SPECIFICATIONS

Base	Water
Int/Ext	Int/Ext
Color	White
Coverage - Low	300 sq ft/ gal
Mils Wet	5.3
Mils Dry	1.7
Coverage High	400 sq ft/ gal
Mils Wet	4
Mils Dry	1.3
Finish @ 85°	< 10
Min Application Temp	50°F (10°C)
Max Application Temp	90°F (32°C)
Viscosity	95 - 105 KU
Dry To Touch	30 min
Dry To Recoat	1 hour
Max Tint	2 oz
VOC	<50g/L
Brush	Nylon / Poly
Roller - Smooth	3/8" - 1/2" nap
Roller - Porous	1/2" - 3/4" nap
Spray Tip	.015" - .021"
Spray Filter	60 mesh
Spray Pressure	2,500 - 3,200
Volume Solids	34.00%
Weight Solids	48.50%
Flashpoint	N/A



28"



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE
HEADQUARTERS
610-429-0200
www.SwopeLees.com





EJELCO

208

SNOW
EMERGENCY
ROUTE
SNOW TIRES OR
CHAINS REQUIRED
NO PARKING
DURING EMERGENCY
VEHICLES
TOWED AWAY

DATE APPLICATION RECEIVED: 08/12/2026
APPLICATION NUMBER: 2026-21

PROPERTY ADDRESS: 50 West Market Street, West Chester, PA 19382

APPLICANT'S EMAIL: [REDACTED]

Note: All projects must have the appropriate sections completed in its entirety and attached to this form. *Only attach the applicable sections.* The application number will be assigned by the Building & Housing Department.

- 1) This application is for (check all 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
- 2) Please indicate which items you are submitting with your application form. Do not submit originals, since they will be kept by the HARB for its official archives:
- ☒ Color or B/W Sketches
 - ☐ Old or Historic Photographs
 - ☐ Plot or Site Plans
 - ☒ Architectural Elevations
 - ☒ Photographs of the current existing site showing where changes are to be made, location of buildings and streetscape.

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

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

Applicant's name (print): Eli A. Kahn

Applicant's Signature:  Date: 8/10/26

Owner's Name (print): 50 West Market Associates, LP

Owner's Signature:  Date: 8/10/26

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: 08/12/2026
APPLICATION NUMBER: 2026-21

SECTION #3 – REPAIR, REPLACEMENT OR ALTERATION

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

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.

Name of business: 50 West Market Associates, LP

Applicant's name: Eli A. Kahn / Adam Loew

Applicant's address: [REDACTED]

Applicant's phone number: [REDACTED]

Owner's name: 50 West Market Associates, LP

Owner's address: 120 Pennsylvania Ave., Malvern, PA 19355

Owner's telephone number: [REDACTED]

1) Which element 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 is the material? Brick & Double Hung Windows

4) What is the proposed new material? Brick & Store Front Windows with Metal Trim

5) How will it be installed? Per Engineers Direction

6) Are you using any historical materials? No

7) Is so, what and how? _____

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

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

10) What were the old colors? _____

11) What are the new colors? _____

12) Why do you wish to make these changes? First floor space is changing from a branch bank use for last 60 years to retail/restaurant space. Current design does not promote retail use.



Option 1 - Elevation

08/05/2026

ARCHITECTS



Option 1 - Elevation

08/05/2026

ARCHITECTS

50 WEST MARKET - SANTANDER BANK | 50 WEST MARKET STREET, WEST CHESTER, PA



Option 1 - Rendering

08/05/2026

LEVEL9
ARCHITECTS



Option 2 - Elevation

08/05/2026

ARCHITECTS



Option 2 - Elevation

08/05/2026

1
2
3
4
5
6
7
8
9
10

50 WEST MARKET - SANTANDER BANK | 50 WEST MARKET STREET, WEST CHESTER, PA



Option 2 - Rendering

08/05/2026

LEVEL9
ARCHITECTS