



HARB Meeting
June 26, 2025 @ 7:00 PM
This meeting is recorded for public record.

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

HARB Meeting:

A. Applications

1. 2025-18 120 N. Church St/ Allison Owen-Turks Head Wines
Proposed work: Exterior Mechanical Equipment-Revised
2. 2025-19 233 W. Gay St/Brandywine Valley HVAC
Proposed work: Exterior HVAC equipment-Rectory Office
3. 2025-20 233 W. Gay St/Brandywine Valley HVAC
Proposed work: Exterior HVAC equipment-Choir mezzanine
4. 2025-21 202 W. Market St/Alonzo Adams-Uptown Venture Group
Proposed work: Front door change and sign

B. Discussion Items

1. Approval of May 29, 2025 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.

DATE APPLICATION RECEIVED: 06/13/2025

APPLICATION NUMBER: 2025-18 REVISED

PROPERTY ADDRESS: 120 N CHURCH ST WEST CHESTER PA 19380

APPLICANT'S EMAIL: ALLISON@TURKSHEADWINES.COM

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): ALLISON OWEN

Applicant's Signature:

Handwritten signature: Allison Owen

Date:

REVISED 6/12/25
5/19/25

Owner's Name (print): Adam Low

Owner's Signature:

Date:

DocuSigned by: Adam Low
241B9D9CAB4B4C9

5/19/2025

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: 06/13/2025

APPLICATION NUMBER: 2025-18 REVISED

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: TURKS HEAD WINES

Applicant's name: ALISON OWEN

Applicant's address: 120 N CHURCH ST WEST CHESTER PA 19380

Applicant's phone number: 610 719 7307

Owner's name: CHURCH ST MARKET PARTNERS / ADAM LUEN

Owner's address: 120 PENNSYLVANIA AVE MALVERN PA 19355

Owner's telephone number: 610-873-5585

1) Which element do you wish to change: Doors Windows Roofing Gutters
 Walls Steps Sidewalk Fence Trim Railing Porch or Balcony
 Other (specify) ADDING EXTERIOR VENT FOR HOOD SYSTEM IN KITCHEN

2) On how many facades? 1 Front 1 Side 0 Back

3) What was the old is the material? BRICK

4) What is the proposed new material? STAINLESS STEEL VENTING PIPE WITH

5) How will it be installed? SIDE OF BUILDING TO ROOF LINE

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? N/A

11) What are the new colors? N/A

12) Why do you wish to make these changes? NEED HOOD SYSTEM INSTALLED IN KITCHEN TO COMPLY WITH CODE

REVISION:
PAINTED
BLACK
AND
REDESIGNED
PER
HARB
REQUEST

Current processing time is 20 days (In review 20 days)

Project Description: 25117D-CR St Agnes Rectory office AC replacement & Add A/C to the choir mezzanine. Install outside Mitsubishi A/C unit and indoor air handler

Permit Number:	COA-25-0010	Applicant:	BRANDYWINE VALLEY HEATING & AIR CONDITIONING, INC
Initial Application Number:	REFERENCE-25-0527	Primary Contact:	BRANDYWINE VALLEY HEATING & AIR CONDITIONING, INC
Permit Type:	CERTIFICATE OF APPROPRIATENESS- REPAIR	Primary Contractor:	BRANDYWINE VALLEY HEATING & AIR CONDITIONING, INC
Status:	INCOMPLETE SUBMITTAL	Last Activity:	06/17/2025 10:32
Process State:	Pending	Last Inspection Date:	
Parent Permit:		Initiated:	05/29/2025
Assigned To:	User WENDY MECKE	Submitted:	05/29/2025 Application is 20 days old
Fast Track:	<input type="checkbox"/>	Completed:	05/29/2025 2 of 4 submittals received, 1 of 4 submittals accepted.
Applied for Online:	<input checked="" type="checkbox"/>	Approved:	0 of 3 (0%) steps approved.
		Ready:	\$0.00 paid (100%), \$0.00 due.
		Issued:	
		Finalized:	No inspections.
		Closed:	\$0.00 deferred fees due.
		Expires:	11/25/2025 Exp Override: <input type="checkbox"/>

Site Address

Site Address: 233 W GAY ST [Verify Address and Coordinates](#)

Site City: WEST CHESTER Latitude:

State: PA Site Zip: 19380 Longitude:

Inspection Area:

Zone: TC Town Center

Contractors Submittals Details Workflow Fees Permits Inspections Other Requirements Notes

Contact Phone Numbers Email Addresses Details Secure Details Points of Contact Contractor License Portal Accounts

Contractor: Yes **Active:**

Display Name: BRANDYWINE VALLEY HEATING & AIR CONDITIONING, INC

Primary Phone: (610) 692-3900 **Primary Email:** CFULLER@BVHVAC.COM

Primary Contractor License Number: 4628 **Expiration Date:** 12/31/2099

Portal Access Code: VTCJV-5NCX8































Mailing Address

302 COMMERCE DR
SUITE 100
EXTON, PA 19341

[Edit Address](#)

Physical Address

Permit #: COA-25-0010 Status: INCOMPLETE SUBMITTAL Contact: BRANDYWINE VALLEY HEATING & AIR CONDITIONING, INC Site Address: 233 W GAY ST
Type: CERTIFICATE OF APPROPRIATENESS- REPAIR Project Name: 25117D-CR St Agnes Contractor: BRANDYWINE VALLEY HEATING & AIR CONDITIONING, INC WEST CHESTER, PA 19380

Name	Value
REASON FOR APPROPRIATENESS APPLICATION:*	Repair  
LOCATION OF PROJECT:*	233 W Gay Street  
NAME OF BUSINESS:*	St Agnes Church  
WHICH ELEMENTS DID YOU CHANGE:	add HVAC equipment side of the building  
ON HOW MANY FACADES:	<input type="text"/>  
WHAT WAS THE OLD IS THE MATERIAL:	<input type="text"/>  
WHAT IS THE PROPOSED NEW MATERIAL:	<input type="text"/>  
HOW WILL IT BE INSTALLED:	<input type="text"/>  
ARE YOU USING ANY HISTORICAL MATERIALS:	<input type="text"/>  
IF SO, WHAT AND HOW:	<input type="text"/>  
WHAT WERE THE OLD DIMENSIONS:	<input type="text"/>  
WHAT ARE THE NEW DIMENSIONS:	<input type="text"/>  
WHAT ARE THE OLD COLORS:	<input type="text"/>  
WHAT ARE THE NEW COLORS:	<input type="text"/>  
WHY DO YOU WISH TO MAKE THESE CHANGES:	Replacing the AC for the office  

St Agnes 233 W Gay Street AC Replacement for Rectory

View of AC unit location from Gay Street



Straight on view of AC location. The new system will come through the wall at the upper level and run down to outdoor unit. It will look similar to a gutter drainage pipe, but it's a better material. The outdoor unit will be placed on a 3 ft x 1.5 ft concrete slab.

The existing vents (circled in blue below) will be removed, and the surrounding brick wall will be repaired/refaced by St. Agnes' maintenance personnel.

St. Agnes' maintenance personnel will plant additional evergreen shrubbery around the unit to screen from public view.



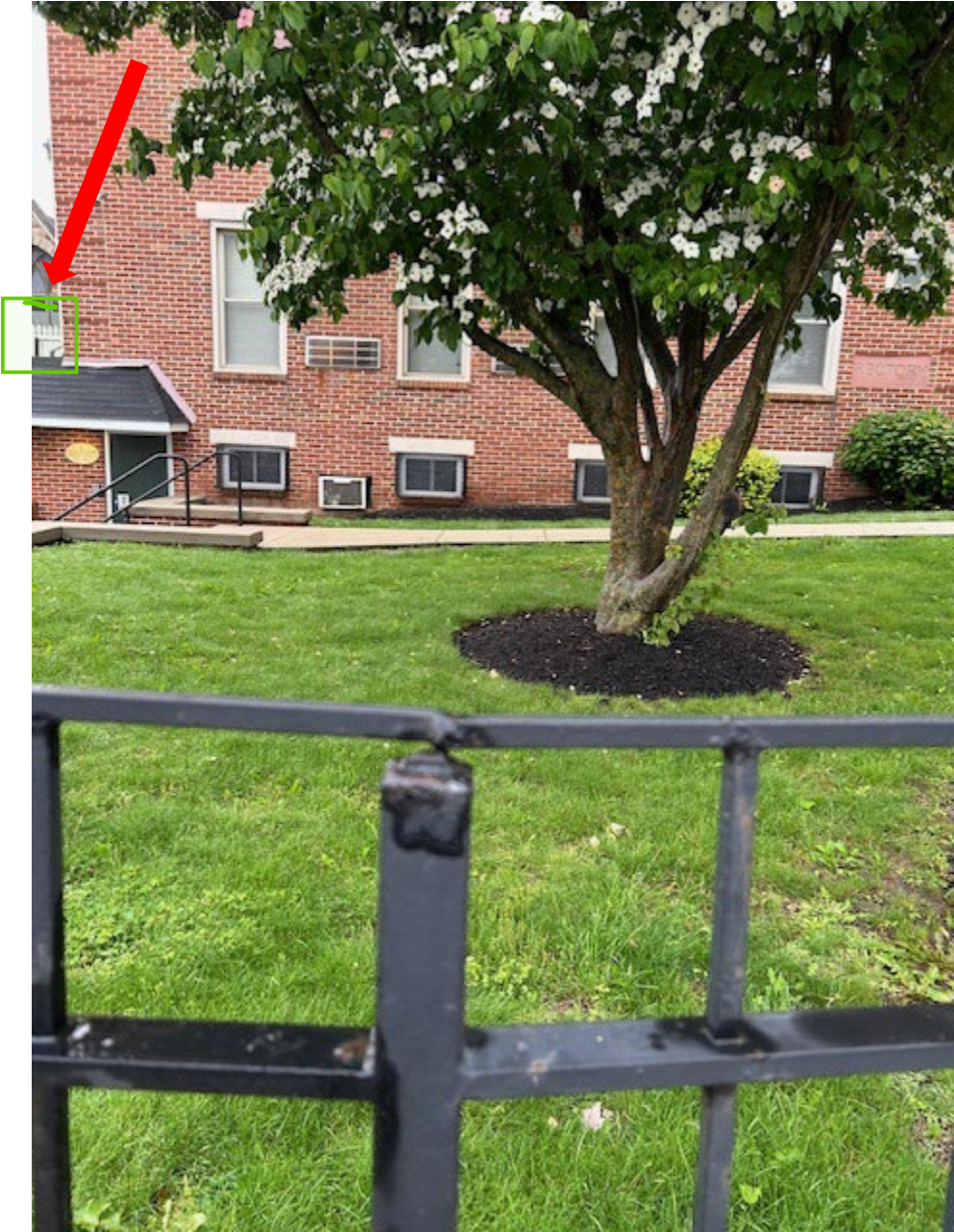
View of AC unit location from New Street. Vents in the wall will be removed and filled in with brick. Bushes to be planted around unit.



Not preferred, but the alternate location for the AC unit would be up on the back roof. Not visible from Gay Street.



View from New Street of the alternate location.



MSZ-GS12NA

12,000 BTU/H WALL-MOUNTED INDOOR UNIT



Job Name:

System Reference:

Date:



GENERAL FEATURES

- Slim wall-mounted indoor units provide zone comfort control
- Dual Barrier Coating applied to the heat exchanger, vanes and fan to prevent hydrophilic and hydrophobic dirt build-up
- Optional Microparticle Filter designed to capture PM2.5
- The outdoor unit powers the indoor unit, and should a power outage occur, the system is automatically restarted when power returns
- Quiet operation
- Smart Set: recalls a preferred preset temperature setting at the touch of a button
- Built-in backup/auxiliary heater control available
- Multiple fan speed options: Quiet, Low, Medium, High, Super-high, Auto
- Multiple control options available:
 - Back-lit screen handheld remote controller (provided with the unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers

Specifications		System	
Unit Type		MSZ-GS12NA	
Cooling Capacity ^{1,3}	BTU/H	12,000	
Heating Capacity ^{2,3}	BTU/H	14,400	
Electrical	Voltage, Phase, Frequency	208/230, 1, 60	
	Guaranteed Voltage Range	187 - 253	
	Voltage: Indoor - Outdoor, S1-S2	208/230	
	Voltage: Indoor - Outdoor, S2-S3	24	
	Short-circuit Current Rating [SCCR]	5	
Indoor Unit	MCA	1.0	
	Fan Motor Full Load Amperage	0.5	
	Fan Motor Output	30	
	Airflow Rate at Cooling, Dry	CFM	134-160-222-307-381
	Airflow Rate at Cooling, Wet	CFM	121-144-200-276-343
	Airflow Rate at Heating, Dry	CFM	134-160-222-307-390
	Sound Pressure Level [Cooling]	dB[A]	19-22-30-37-45
	Sound Pressure Level [Heating]	dB[A]	19-22-30-37-43
	Drain Pipe Size	In. [mm]	5/8 [15.88]
	Coating on Heat Exchanger		Dual Barrier Coating
	External Finish Color		Munsell 1.0Y 9.2/0.2
	Unit Dimensions	W x D x H: In. [mm]	31-7/16 x 9-1/8 x 11-5/8 [798 x 232 x 295]
	Package Dimensions	W x D x H: In. [mm]	33-1/2 x 12 x 14 [850 x 300 x 350]
	Unit Weight	Lbs. [kg]	23 [10.4]
	Package Weight	Lbs. [kg]	26 [11.5]
Refrigerant	Type	R410A	
Piping	Gas Pipe Size O.D. [Flared]	In.[mm]	3/8 [9.52]
	Liquid Pipe Size O.D. [Flared]	In.[mm]	1/4 [6.35]

NOTES:
 Conditions ¹Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
²Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB

³Capacity varies based on the number of indoor units operating and the model of the Multi-zone Outdoor Unit. For reference to connected capacity charts, please refer Multi-zone Outdoor Unit Operational Performance.

INDOOR UNIT ACCESSORIES: MSZ-GS12NA

Control Interface	BACnet® and Modbus® Interface	PAC-UKPRC001-CN-1
	CN24 Relay Kit	CN24RELAY-KIT-CM3
	IT Extender	PAC-WHS01IE-E
	kumo station® for kumo cloud®	PAC-WHS01HC-E
	System Control Interface	MAC-334IF-E
	Thermostat Interface	PAC-US444CN-1
	Thermostat Interface	PAC-US445CN-1
	USNAP Adapter	PAC-WHS01UP-E
	Wireless Interface for kumo cloud®	PAC-USWHS002-WF-2
Remote Sensor	Wired Remote Sensor	M21EAA307
	Wireless temperature and humidity sensor for kumo cloud®	PAC-USWHS003-TH-1
Wired Remote Controller	Deluxe Wired MA Remote Controller†	PAR-40MAAU
	Simple Ductless Wired Remote Controller	PAC-SDW01RC-1
	Simple MA Remote Controller†	PAC-YT53CRAU-J
	Touch MA Controller†	PAR-CT01MAU-SB
Wireless Remote Controller	kumo touch™ RedLINK™ Wireless Controller	MHK2
	Lockdown bracket for remote controller	RCMKP1CB
Condensate	Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	X87-721
	Blue Diamond (MegaBlue Advanced) Condensate Pump w/ Reservoir & Sensor	X87-835
	Blue Diamond Alarm Extension Cable — 6.5 Ft.	C13-192
	Blue Diamond MultiTank — collection tank for use with multiple pumps	C21-014
	Blue Diamond Sensor Extension Cable — 15 Ft.	C13-103
	Drain Pan Level Sensor/Control	SS610E
	Fascia Kit for MicroBlue Pump, mounts the MicroBlue and sensor directly beneath indoor unit	T18-016
	Refco Condensate Pump (100-240 VAC)	GOBI-II
	Refco Condensate Pump (100-240 VAC) up to 120,000 BTU/H	COMBI
Saueremann Condensate Pump	SI30-230	
Disconnect Switch	(30A/600V/UL) [fits 2" X 4" utility box] - Black	TAZ-MS303
	(30A/600V/UL) [fits 2" X 4" utility box] - White	TAZ-MS303W
Filter	Anti-allergy Enzyme Filter	MAC-408FT-E
	Microparticle (PM2.5) Filter	MAC-EMF515FT-E

NOTES:

†Requires MAC-334IF-E

- M-Series EZ FIT® Recessed Ceiling Cassette, Floor-mount and Wall-mount
Allows indoor units to connect to an MA Controller:
 - Deluxe MA Remote Controller
 - Simple MA Controller
 - Touch MA Controller

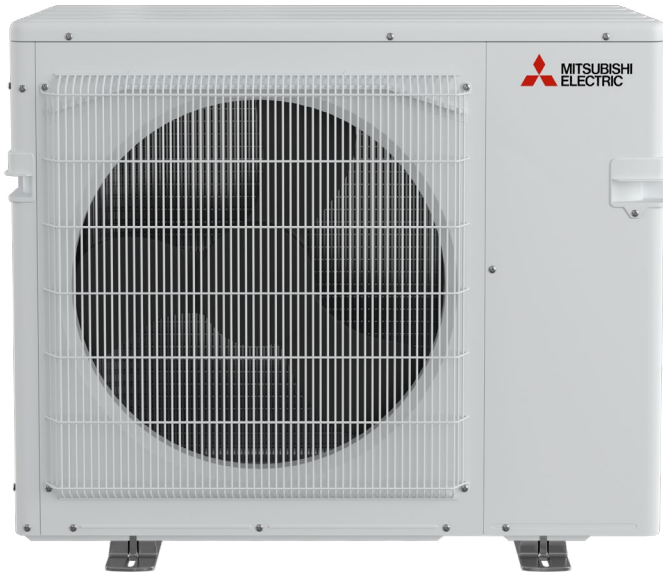
MXZ-3C30NA4 2.5-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



FEATURES

- Variable speed INVERTER-driven compressor
- Optional base pan heater
- Quiet outdoor unit operation as low as 52 dB(A)
- High-pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
 - Rated for 2,000 hours spraying time per ASTM B117 Standard

SPECIFICATIONS: MXZ-3C30NA4

	Type		R410A
Refrigerant	Pre-Charged Refrigerant Amount	Lbs, oz	6.0, 13.0
	Maximum Pre-Charged Piping Length	Ft. [m]	98.0 [30.0]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	0.216 [20]
Indoor unit connection	Maximum Number of Connected IDU		3
	Minimum Number of Connected IDU		2
	Minimum connected capacity	BTU/H	12,000
	Maximum connected capacity	BTU/H	36,000
Piping	Liquid Pipe Size O.D. (Flared)	In.[mm]	A,B,C: 1/4 [A,B,C: 6.35]
	Gas Pipe Size O.D. (Flared)	In.[mm]	A: 1/2; B,C: 3/8 [A: 12.72; B,C: 9.52]
	Total Piping Length	Ft. [m]	230 [70]
	Maximum Height Difference, ODU above IDU	Ft. [m]	49 [15]
	Maximum Height Difference, ODU below IDU	Ft. [m]	49 [15]
	Farthest Piping Length from ODU to IDU	Ft. [m]	82 [25]
	Maximum Number of Bends for IDU		70

NOTES:

AHRI Rated Conditions ¹Cooling (Indoor // Outdoor) °F 80 DB, 67 WB // 95 DB, 75 WB
 (Rated data is determined at a fixed compressor speed) ²Heating at 47°F (Indoor // Outdoor) °F 70 DB, 60 WB // 47 DB, 43 WB
³Heating at 17°F (Indoor // Outdoor) °F 70 DB, 60 WB // 17 DB, 15 WB

Conditions ⁴Heating at 5°F (Indoor // Outdoor) °F 70 DB, 60 WB // 5 DB, 4 WB

¹Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
⁴A 5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.
 Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Low, mid and high external static pressure tests conducted at 0.1, 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.

OUTDOOR UNIT ACCESSORIES: MXZ-3C30NA4

Air Outlet Guide	Air Outlet Guide (1 Piece)	PAC-SH96SG-E
Ball Valve	Refrigeration Ball Valve - 1/2"	BV12FFSI2
	Refrigeration Ball Valve - 1/4"	BV14FFSI2
	Refrigeration Ball Valve - 3/8"	BV38FFSI2
	Refrigeration Ball Valve - 5/8"	BV58FFSI2
Control Wire	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-1000
	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	CW162S-250
Drain Socket	Drain Socket	PAC-SG60DS-E
Hail Guards	Hail Guard	HG-A9
M-NET Converter	M-NET Converter	PAC-IF01MNT-E
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Port Adaptor	Adaptor: 1/2" x 3/8"	MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	MAC-A456JP-E
	Adaptor: 3/8" x 1/2"	MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	PAC-SG76RJ-E
Stand	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1201M

Home Contacts Contractors Submittals Details Workflow Fees Conditions Inspections Other Requirements Notes

Application not yet complete

Project Description: 25118D-CR St Agnes CHOIR Mezzanine
Add A/C to the choir mezzanine. Install outside Mitsubishi A/C unit and indoor air handler

Permit Number:	COA-25-0011	Applicant:	BRANDYWINE VALLEY HEATING & AIR CONDITIONING, INC
Initial Application Number:	REFERENCE-25-0577	Primary Contact:	BRANDYWINE VALLEY HEATING & AIR CONDITIONING, INC
Permit Type:	CERTIFICATE OF APPROPRIATENESS- REPAIR	Primary Contractor:	BRANDYWINE VALLEY HEATING & AIR CONDITIONING, INC
Status:	INCOMPLETE SUBMITTAL	Last Activity:	06/17/2025 09:55
Process State:	Pending	Last Inspection Date:	
Parent Permit:		Initiated:	06/13/2025
Assigned To:	User WENDY MECKE	Submitted:	06/13/2025 Application is 5 days old
Fast Track:	<input type="checkbox"/>	Completed:	1 of 3 submittals received, 0 of 3 submittals accepted.
Applied for Online:	<input checked="" type="checkbox"/>	Approved:	0 of 3 (0%) steps approved.
		Ready:	\$0.00 paid (100%), \$0.00 due.
		Issued:	
		Finalized:	No inspections.
		Closed:	\$0.00 deferred fees due.
		Expires:	12/10/2025 Exp Override: <input type="checkbox"/>

Site Address

Site Address: 233 W GAY ST [Verify Address and Coordinates](#)

Site City: WEST CHESTER Latitude:

State: PA Site Zip: 19380 Longitude:

Inspection Area:

Zone: TC Town Center

Primary Parcel: 1-8-244

Contact

Contractor: Yes Active:

Display Name: BRANDYWINE VALLEY HEATING & AIR CONDITIONING, INC






























Primary Phone: (610) 692-3900 Primary Email: CFULLER@BVHVAC.COM

Primary Contractor License Number: 4628 Expiration Date: 12/31/2099

Portal Access Code: VTCJV-5NCX8

Mailing Address: 302 COMMERCE DR
SUITE 100
EXTON, PA 19341

Permit #: COA-25-0011 Status: INCOMPLETE SUBMITTAL Contact: BRANDYWINE VALLEY HEATING & AIR CONDITIONING, INC Site Address: 233 W GAY ST
Type: CERTIFICATE OF APPROPRIATENESS- REPAIR Project Name: 25118D-CR St Agnes CHOIR Mezzanine Contractor: BRANDYWINE VALLEY HEATING & AIR CONDITIONING, INC WEST CHESTER, PA 19380

Name	Value
REASON FOR APPROPRIATENESS APPLICATION:*	Replacement or alteration from original  
LOCATION OF PROJECT:*	233 W Gay Street  
NAME OF BUSINESS:*	St Agnes Church  
WHICH ELEMENTS DID YOU CHANGE:	Adding A/C unit on the side.  
ON HOW MANY FACADES:	<input type="text"/>  
WHAT WAS THE OLD IS THE MATERIAL:	<input type="text"/>  
WHAT IS THE PROPOSED NEW MATERIAL:	<input type="text"/>  
HOW WILL IT BE INSTALLED:	<input type="text"/>  
ARE YOU USING ANY HISTORICAL MATERIALS:	<input type="text"/>  
IF SO, WHAT AND HOW:	<input type="text"/>  
WHAT WERE THE OLD DIMENSIONS:	<input type="text"/> 
WHAT ARE THE NEW DIMENSIONS:	<input type="text"/>  
WHAT ARE THE OLD COLORS:	<input type="text"/>  
WHAT ARE THE NEW COLORS:	<input type="text"/>  
WHY DO YOU WISH TO MAKE THESE CHANGES:	<input type="text"/>  

St Agnes 233 W Gay Street AC Replacement for Choir Mezzanine

Straight on view of outside equipment location.

Mitsubishi A/C unit to be place between the shrubbs and window. The unit will be placed on a 3 ft x 1.5 ft concrete slab.

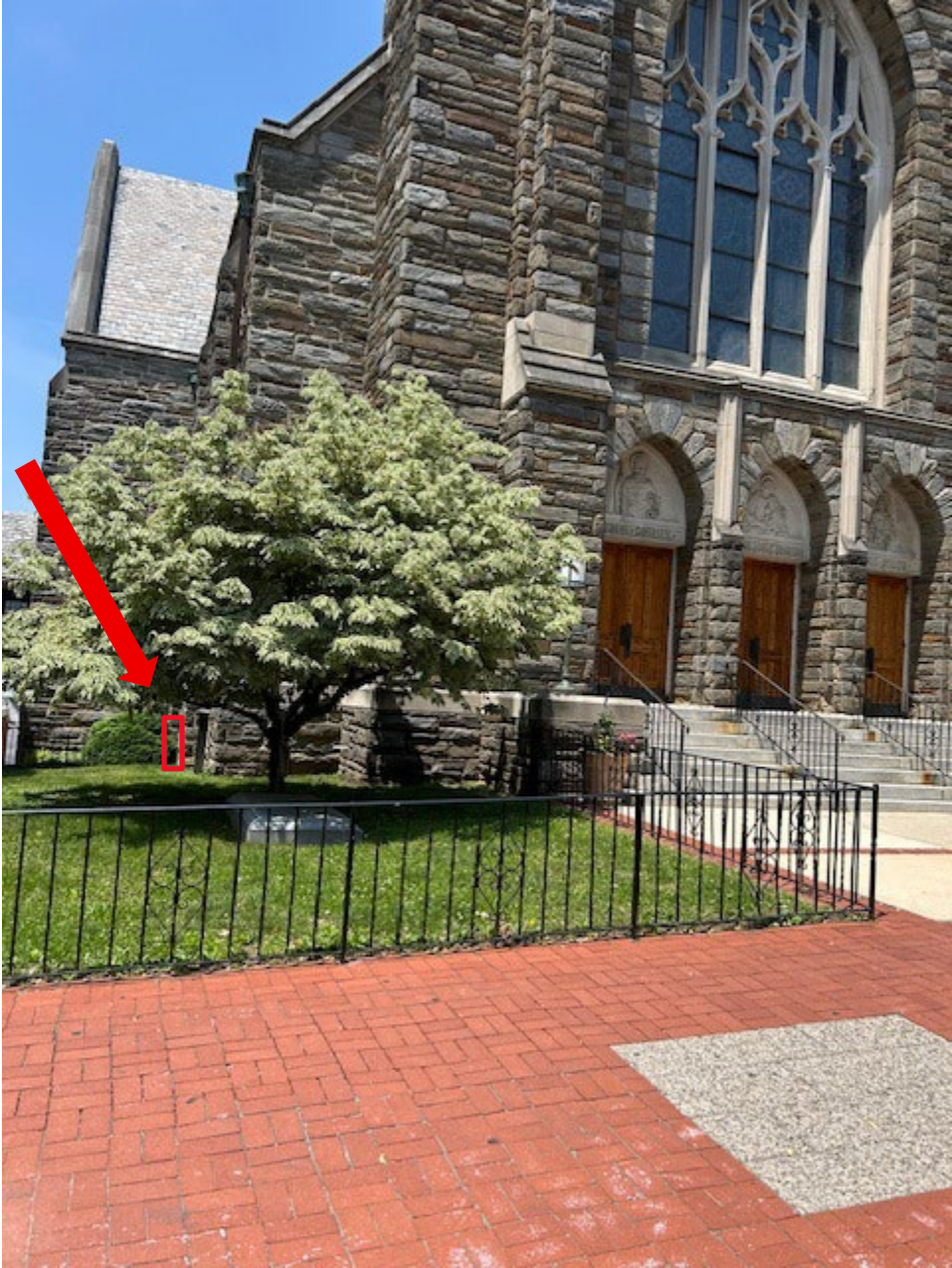
The existing shrubbery will remain and trimmed appropriately. St. Agnes' maintenance personnel will plant additional evergreen shrubbery to screen from public view, if necessary.



Straight on view from Gay Street.



Angled view from Gay Street.





St. Agnes Mitsubishi install for Choir Mezzanine

Location of outside equipment is circled.

MSY-GS30NA2 & MUY-GS30NA2
30,000 BTU/H WALL-MOUNTED INDOOR UNIT
30,000 BTU/H COOLING ONLY OUTDOOR UNIT



Job Name:

System Reference:

Date:



Indoor Unit.....MSY-GS30NA2

Outdoor Unit.....MUY-GS30NA2



←-----Outdoor equipment

INDOOR UNIT FEATURES

- Dual Barrier Coating
- Slim wall-mounted indoor units provide zone comfort control
- The outdoor unit powers the indoor unit, and should a power outage occur, the system is automatically restarted when power returns
- Multiple fan speed options: Low, Medium, High, Super-high
 - Auto and Powerful modes available in addition to the four fan speeds
- Multiple control options available:
 - Back-lit screen handheld remote controller (provided with the unit)
 - kumo cloud® smart device app for remote access
 - Third-party interface options
 - Wired or wireless controllers
- Hot-Start Technology: no cold air rush at equipment startup or when restarting after defrost cycle
- Powerful Operation: quickly cools or heats the room by automatically adjusting fan speed and set temperature for 15 minutes
- Weekly Timer: easily set desired temperatures and operation ON/OFF times to match your lifestyle
- Smart Set: recalls a preferred preset temperature setting at the touch of a button
- Smart Dry Mode: improved moisture removal is achieved by optimizing the control of the indoor fan, compressor, and heat exchanger
- Wide Vane mode provides an airflow of 150° in heating and 100° in cooling
- Nano Platinum Filter: incorporates nanometer-sized platinum-ceramic particles that kill bacteria and deodorize air
- Anti-allergy Enzyme Filter: traps allergens such as molds and bacteria and decomposes them using enzymes

OUTDOOR UNIT FEATURES

- INVERTER-driven compressor and LEV provide high efficiency and comfort while using only the energy needed to maintain maximum performance
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
 - Rated for 2,000 hours spraying time per ASTM B117 Standard

SPECIFICATIONS: MSY-GS30NA2 & MUY-GS30NA2

Cooling at 95°F ¹	Maximum Capacity	BTU/H	30,600
	Rated Capacity	BTU/H	30,600
	Minimum Capacity	BTU/H	10,300
	Maximum Power Input	W	3,320
	Rated Power Input	W	3,320
	Moisture Removal	Pints/h	7.8
	Sensible Heat Factor		0.72
	Power Factor [208V / 230V]	%	98.0 / 98.0
Efficiency	SEER2		19.2
	EER2 ¹		9.2
	HSPF2 [IV]		—
	ENERGY STAR® Certified		No
Electrical	Voltage, Phase, Frequency		208/230, 1, 60
	Guaranteed Voltage Range	V AC	187 - 253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating [SCCR]	kA	5
	Recommended Fuse/Breaker Size (Outdoor)	A	25
	Recommended Wire Size [Indoor - Outdoor]	AWG	14
	Power Supply		Indoor unit is powered by the outdoor unit
Indoor Unit	MCA	A	1.0
	Fan Motor Full Load Amperage	A	0.76
	Fan Motor Output	W	56
	Airflow Rate at Cooling, Dry	CFM	379–613–710–932
	Airflow Rate at Cooling, Wet	CFM	341–552–639–839
	Sound Pressure Level [Cooling]	dB[A]	34–42–49–53
	Drain Pipe Size	In. [mm]	5/8 [16]
	Coating on Heat Exchanger		—
	External Finish Color		White(Munsell 1.0Y 9.2/0.2)
	Unit Dimensions	W x D x H: In. [mm]	46-1/16 x 11-5/8 x 14-3/8 [1,170 x 295 x 365]
	Package Dimensions	W x D x H: In. [mm]	51 x 18-1/2 x 14-1/4 [1,300 x 470 x 360]
	Unit Weight	Lbs. [kg]	45 [20]
Package Weight	Lbs. [kg]	52 [23]	
Indoor Unit Operating Temperature Range	Cooling Intake Air Temp [Maximum / Minimum]*	°F	90 DB, 73 WB / 67 DB, 57 WB
Outdoor Unit	MCA	A	22.0
	MOCP	A	25
	Fan Motor Full Load Amperage	A	0.93
	Fan Motor Output	W	50
	Airflow Rate [Cooling / Heating]	CFM	56
	Refrigerant Control		LEV
	Defrost Method		N/A
	Sound Pressure Level, Cooling ¹	dB(A)	55
	Compressor Type		Twin Rotary
	Compressor Model		SNB220FQAM1T
	Compressor Rated Load Amps	A	13.8
	Compressor Locked Rotor Amps	A	17.3
	External Finish Color		Munsell 3Y 7.8/1.1
	Unit Dimensions	W x D x H: In. [mm]	33-1/16 x 13 x 34-5/8 [840 x 330 x 880]
	Package Dimensions	W x D x H: In. [mm]	38-3/4 x 16-3/4 x 39 [980 x 420 x 990]
Unit Weight	Lbs. [kg]	122 [55]	
Package Weight	Lbs. [kg]	138 [63]	
Outdoor Unit Operating Temperature Range	Cooling Air Temp [Maximum / Minimum]*	°F	115 DB / 14 DB
	Cooling Thermal Lock-out / Re-start Temperatures**	°F	-4 / 0
	Type		R410A
Refrigerant	Pre-Charged Refrigerant Amount	Lbs, oz	4.0, 5.0
	Maximum Pre-Charged Piping Length	Ft. [m]	25.0 [7.5]
	Additional Refrigerant Charge Per Additional Piping Length	oz./Ft. [g/m]	1.08 [20]
	Gas Pipe Size O.D. [Flared]	In.[mm]	5/8 [15.88]
Piping	Liquid Pipe Size O.D. [Flared]	In.[mm]	1/4 [6.35]
	Maximum Piping Length	Ft. [m]	100 [30]
	Maximum Height Difference	Ft. [m]	50 [15]
	Maximum Number of Bends		10

NOTES:

AHRI Rated Conditions

(Rated data is determined at a fixed compressor speed)

¹Cooling (Indoor // Outdoor)

²Heating at 47°F (Indoor // Outdoor)

³Heating at 17°F (Indoor // Outdoor)

°F 80 DB, 67 WB // 95 DB, 75 WB

°F 70 DB, 60 WB // 47 DB, 43 WB

°F 70 DB, 60 WB // 17 DB, 15 WB

*Indoor/Outdoor Unit Operating Temperature Range (Cooling Air Temp [Maximum / Minimum]):

• Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

**Outdoor Unit Operating Temperature Range (Cooling Thermal Lock-out / Re-start Temperatures):

• System cuts out in heating mode to avoid thermistor error and automatically restarts at these temperatures.

INDOOR UNIT ACCESSORIES: MSY-GS30NA2

Control Interface	IT Extender	PAC-WHS01IE-E
	kumo station® for kumo cloud®	PAC-WHS01HC-E
	Procon BACnet® and Modbus® Interface	PAC-UKPRC001-CN-1
	System Control Interface	MAC-334IF-E
	Thermostat Interface	PAC-US445CN-1
	USNAP Adapter	PAC-WHS01UP-E
	Wireless Interface for kumo cloud®	PAC-USWHS002-WF-2
Remote Sensor	Wired Remote Sensor	M21EAA307
	Wireless temperature and humidity sensor for kumo cloud®	PAC-USWHS003-TH-1
Wired Remote Controller	Deluxe Wired MA Remote Controller†	PAR-40MAAU
	Simple Ductless Wired Remote Controller	PAC-SDW01RC-1
	Simple MA Remote Controller†	PAC-YT53CRAU-J
	Touch MA Controller†	PAR-CT01MAU-SB
Wireless Remote Controller	kumo touch™ RedLINK™ Wireless Controller	MHK2
	Lockdown bracket for remote controller	RCMKP1CB
Condensate	Blue Diamond (Advanced) Mini Condensate Pump w/ Reservoir & Sensor (208/230V) [recommended]	X87-721
	Blue Diamond (MegaBlue Advanced) Condensate Pump w/ Reservoir & Sensor	X87-835
	Blue Diamond Alarm Extension Cable — 6.5 Ft.	C13-192
	Blue Diamond MultiTank — collection tank for use with multiple pumps	C21-014
	Blue Diamond Sensor Extension Cable — 15 Ft.	C13-103
	Drain Pan Level Sensor/Control	SS610E
	Refco Condensate Pump (100-240 VAC)	GOBI-II
	Refco Condensate Pump (100-240 VAC) up to 120,000 BTU/H	COMBI
	Sauerermann Condensate Pump	SI30-230
Disconnect Switch	(30A/600V/UL) [fits 2" X 4" utility box] - Black	TAZ-MS303
	(30A/600V/UL) [fits 2" X 4" utility box] - White	TAZ-MS303W
Lineset	100' x 1/4" x 100' x 5/8" Lineset (Twin-Tube Insulation)	MLS145812T-100
	15' x 1/4" x 15' x 5/8" Lineset (Twin-Tube Insulation)	MLS145812T-15
	30' x 1/4" x 30' x 5/8" Lineset (Twin-Tube Insulation)	MLS145812T-30
	50' x 1/4" x 50' x 5/8" Lineset (Twin-Tube Insulation)	MLS145812T-50
	65' x 1/4" x 65' x 5/8" Lineset (Twin-Tube Insulation)	MLS145812T-65

NOTES:

†Requires MAC-334IF-E

- M-Series EZ FIT® Recessed Ceiling Cassette, Floor-mount and Wall-mount
Allows indoor units to connect to an MA Controller:
 - Deluxe MA Remote Controller
 - Simple MA Controller
 - Touch MA Controller

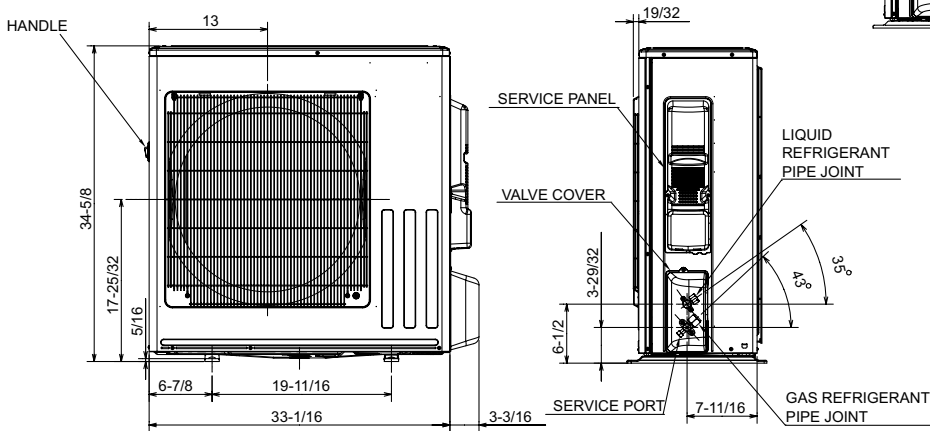
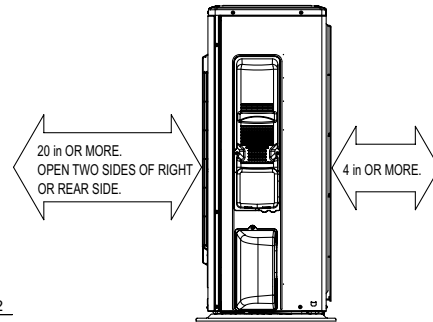
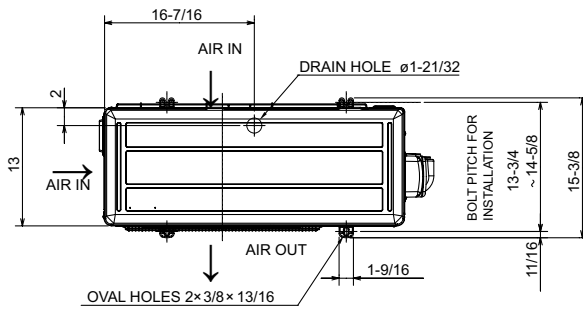
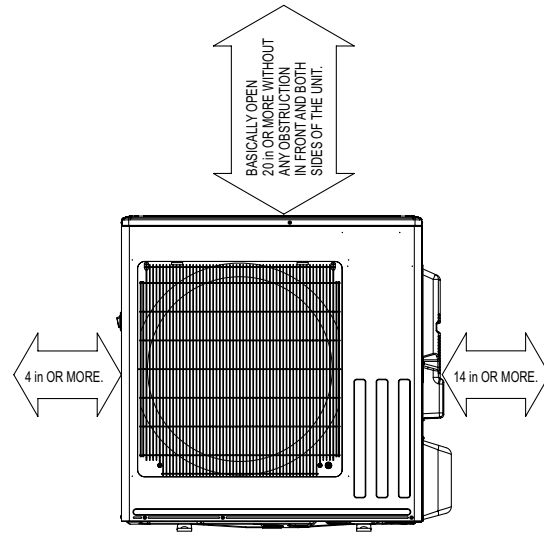
OUTDOOR UNIT ACCESSORIES: MUY-GS30NA2

Air Outlet Guide	Air Outlet Guide	MAC-890SG-E
Control/Service Tool	M- & P-Series Maintenance Tool Cable Set	M21EC0397
	Maintenance Tool Interface	PAC-USCMS-MN-1
Drain Socket	Drain Socket	MAC-871DS
Hail Guards	Hail Guard	HG-A7
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 16" x 36" x 3"	ULTRILITE1
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	DSD-400P
Stand	18" Single Fan Stand	QSMS1801M
	24" Single Fan Stand	QSMS2401M
	Condenser Wall Bracket	QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	QSWBSS
	Outdoor Unit Stand — 12" High	QSMS1201M

OUTDOOR UNIT DIMENSIONS: MUY-GS30NA2

Unit: inch

REQUIRED SPACE



REFRIGERANT PIPE JOINT	LIQUID REFRIGERANT PPE	FLARED $\phi 6.35$ (1/4")
	GAS REFRIGERANT PPE	FLARED $\phi 15.88$ (5/8")

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FORM# MSY-GS30NA2 & MUY-GS30NA2 - 202312



HISTORICAL AND ARCHITECTURAL REVIEW BOARD
Borough of West Chester, Pennsylvania

Minutes

May 29, 2025

7:00 pm – Room 232 - Borough Hall

PRESENT: Carol Quigley-Chair, Joseph Martino-Vice Chair, Matthew Hazley,
Marissa McCarthy, Daniel Ritchie, Philip Yocum
Paul Edwards-Building Inspector

ABSENT: Thomas Dougherty, Michael Wallacavage, Thomas Clark

A. Applications:

1. 2025-10: 17 N. High Street / Kevin Wenke – Wells Fargo Bank
Proposed work: Sign-Revised

Findings; The applicant, Kevin Wenke of Fastsigns, was in attendance to present the project. The overall project is to update the existing Wells Fargo Bank signage to comply with their current visual branding. Mr. Wenke had made a previous submission for review by the HARB at the March 27, 2025 meeting.

Based on the HARB's March 27 comments, Mr. Wenke revised the signage package and returned to the May 29, 2025 meeting to present the applicant's final sign proposal, including additional design documents submitted at the meeting. The proposed signage was described as follows:

- The existing elevated pilon sign on Gay Street is proposed for removal; it is to be replaced with a lower, but larger 57" W x 44" H. opaque box sign, ground-mounted on a 16" high metal base. Total sign height to be approx. 60". The new sign will be illuminated with LED ground mounted floodlights.
- The existing horizontal building-mounted sign facing the rear parking lot is to be replaced with a larger 27"H. x 231"W. non-illuminated, red sign panel with individual boxed-type white letters. The sign-panel size and location are in accordance with previous HARB comments.
- Not subject to HARB review: A narrow vertical-red-stripe door applique sign applied to the interior glass of the existing front entrance door facing High Street.
- Not included in this submission: The ATM machine signage panel is a future submission.

The HARB reviewed the application in detail. The HARB complimented the applicant for responding to their previous comments. The design of the monument and wall mounted signs were deemed appropriate. The size of the monument sign was an issue. HARB had asked for it to be 20% smaller, but meant the height and width dimensions, not only the sign area. The HARB objected to the proposed sign height. The final agreement on height with applicant is documented in the final motion.

Motion; Brought Carol Quigley to recommend Approval of a Certificate of Appropriateness for Application 2025-10 as submitted, including the revised design documents provided at the May 29 HARB meeting, with the following clarifications:

1. The wall-mounted sign is approved as submitted on Page 5 of the revised May 29, documents.

2. The Monument sign’s overall height shall be 54”; sign panel 41”H. and metal base 13”H.
The Monument sign’s width shall be reduced proportionately based on the latest squarish design on Page 4 of the revised May 29, documents.
3. The ground mounted up lights for the monument sign will be 24-watt, warm LED floodlights, model SKU-LS-FFL-24-T5HO-30K, as described in the revised May 29, documents.
4. The light fixture lumen level is required to comply with the Borough’s ordinance.

Seconded; Matthew Hazley

Passed; Yes (Unanimously)

2. 2025-16: 202 W. Gay Street / Alonzo Adams-Uptown Venture Group, LLC

Proposed work: Create Retail Window and Trim

Findings; The applicant, Alonzo Adams of the Uptown Venture Group, was in attendance to present the project. Mr. Adams had made a previous submission for review by the HARB at the April 24, 2025 meeting.

Based on the HARB’s April 24 comments, Mr. Adams revised the storefront design and returned to the May 29, 2025 meeting to present the final design proposal. Greg Radford, the project architect, also attended the May 29 meeting and submitted additional design drawings SK-1 and SK-2 at the meeting. The proposed was described as follows:

- The property is zoned commercial and will continue as first floor office or retail space.
- Project proposes to remove the two existing first-floor double-hung windows and install a large single-pane storefront window, similar to the neighboring building.
- The new window will be surrounded by a traditional-style decorative storefront with solid panels, decorative trim, and cornice moldings, constructed of Azek.
- The existing residential front door and transom window above will be retained.
- The wood frame hood above the entrance door will be removed.
- The existing wood bulkhead covering the basement window will be removed. The window will be covered with the new storefront facing panels and trim.
- The sign illustrated in the documents is not part of the submission for approval.

The HARB reviewed the application in detail. The HARB commented the revised drawings were more comprehensive but still did not clearly illustrate the proposed construction in detail. Much time was spent verifying the design intent, materials, and spatial dimensions with Mr. Radford. The HARB’s primary concern was that the design was “flat” and lacked the three-dimensional richness typical of West Chester’s traditional storefronts. The proposed flat modern detailing was not deemed appropriate. After extensive discussion, and to expedite the project at the applicant’s request, the HARB and the applicant agreed to appropriate design revisions required for final approval. The agreed path forward is reflected in the final motion.

Motion; Brought Carol Quigley to recommend Approval of a Certificate of Appropriateness for Application 2025-16 as submitted, including the revised design documents SK-1 and SK-2 provided at the May 29 HARB meeting, with the following clarifications:

1. The proposed aluminum storefront window frame shall be clad in Azek trim so that no aluminum is exposed.
2. The storefront base panel details as shown shall be packed out to create a framed panel of three receding planes offset at least ¾-inch each.

3. The frieze panel and trim above the storefront window shall be treated in a similar manner with three receding planes to create additional visual depth in the storefront detailing.
4. The aluminum flashing at the top of the new storefront assembly shall be painted to match the adjacent Azek trim.
5. **NOTE:** This approval is contingent on the submission of updated design drawings documenting the revisions required herein that have been incorporated into the project design. The revised documents shall be submitted to the HARB no later than Wednesday, June 4, 2025 for review and final approval by a HARB subcommittee.
6. **MOTION UPDATE:** Subsequent to the meeting, the applicant did submit the requested revised design drawings on Wednesday June 4, 2025 for review by the HARB subcommittee. The Subcommittee provided the following comments:
 - 6.1 The resubmitted drawings, “SK-3” dated 6-3-2025, appropriately reflect the conditions included within the HARB’s motion for approval with one small exception that should be corrected within drawings submitted for building permit, explained as follows: Azek sill/jamb trim shall be added to complete the concealment of the aluminum window frame. The updated drawings show a facing trim piece only in lieu of the two-piece assembly that is necessary to cover all exposed aluminum as noted in Condition #1 of the motion.

Seconded; Daniel Ritchie

Passed; Yes (Unanimously)

3. 2025-17: 325 E. Market Street / Andrew Trac
Proposed work: Sign

Findings; The applicant, Andrew Trac, was in attendance to describe the proposed building mounted sign. Mr. Trac described the project as follows:

- A building mounted sign made from ½-inch thick individual acrylic letters; pin mounted on the building’s existing painted wood signage panel.
- The letters will be painted gold as illustrated in the submission.
- The message on the sign is “**JOJO & CO. – Vintage & Boutique.**”

The HARB reviewed the application in detail. The HARB was supportive of the proposed building mounted sign.

Motion; Brought Matthew Hazley to recommend Approval of a Certificate of Appropriateness for Application 2025-17 as submitted.

Seconded; Daniel Ritchie

Passed; Yes (Unanimously)

4. 2025-18: 120 N. Church Street / Allison Owen-Turks Head Wines
Proposed work: Exterior Mechanical Equipment Installation

Findings; The applicant Allison Owen and her mechanical designer/contractor Matt Williamson of Sebastian & Sons were in attendance. Ms. Owen stated she is installing a new commercial kitchen at her Turks Head Wines tasting room to provide prepared food for her customers. The kitchen requires a commercial exhaust fan that is proposed to be located on the building exterior at the rear corner of the north facing wall. Components of the exhaust duct design include:

- 16” diameter double-wall stainless steel duct work – prefer to paint it black.
- An exposed 31”x 31” exterior fan unit that needs to be serviced from a ladder.
- The ductwork needs to extend above the mid-level fan and turn 90 degrees.

- It is not practical to run the duct straight up through the building's roof because of the occupied second floor office space above.
- The building owner prohibits locating the ductwork in the rear (west) alley.
- Adjacent property line distances and sound are issues to address.

The HARB reviewed the application in detail, with the following comments:

- The current duct/fan system design is complex, with an irregular appearance.
- HARB prefers the duct/fan system to be simpler and straighter (vertical).
- HARB objects to routing the duct out through the rear corner brick pilaster.
- Requested the opening through exterior brick wall be within the existing recessed wall panel – which is closer to the window than the current design.
- Mr. Williamson thought the code prohibited the duct being within 3-feet of the window. Paul Edwards commented the code refers to the duct discharge opening. The applicant would prefer to relocate the ductwork as requested. Mr. Williamson and Mr. Edwards will review to confirm the code requirement.
- Painting the ductwork and fan black (or brick red) is acceptable.
- Final design approval drawings must be drawn accurately to scale.

Ms. Owen thanked the HARB for their input. She requested the application be tabled so they can evaluate options for the exhaust duct system design before submitting final documents. In the meantime, Mr. Edwards stated the applicant can begin the building application process to expedite the final approval of the kitchen installation.

B. HARB General Comment: Mr. Yocum stated Mr. Edwards's participation in the 2025 HARB meetings as a representative of the Building and Housing Office has been extremely helpful in clarifying code-related issues during the application reviews. Mr. Edwards' involvement during the HARB's project reviews should also help clarify the HARB's intentions during the Building Office's separate project review and enforcement process. The HARB members agreed and thanked Mr. Edwards.

C. Report from Planning Commission; The Planning Commission liaison provided the following project updates:

1. No Report for May

D. 2025 West Chester Town Tour; Carol Quigley reported she has received no information regarding the 2025 West Chester Town Tour. Subsequently it was reported the tour is scheduled for Thursday, June 12; meeting at the Church of the Holy Trinity; with tours focusing on the borough's southwest quadrant.

E. Approval of the April 2025 meeting minutes

Motion; Brought by Matthew Hazley to recommend approval of the February 2025 meeting minutes.

Seconded; Carol Quigley

Passed; Yes (Unanimously)

E. Other Business;

1. No other business.

Motion to adjourn; by Carol Quigley

Seconded; by Matthew Hazley

Passed; Yes (Unanimously)

May 2025 HARB minutes submitted by: Philip Yocum