



HARB Meeting  
**August 28, 2025 @ 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

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**HARB Meeting:**

A. Applications

1. **2025-27 18 S. Church St/John Hoertz**  
*Proposed work: Replace porch roof*
2. **2025-28 20 N. Matlack St/James Breen**  
*Proposed work: Replacement mural*

B. Discussion Items

1. Approval of July 31, 2025 meeting minutes

C. Other Business

Visit [www.west-chester.com](http://www.west-chester.com) for access to all attachments.

Agendas are posted to [www.west-chester.com](http://www.west-chester.com) by noon 3 business days prior to the meeting.

DATE APPLICATION RECEIVED: 08/14/2025

APPLICATION NUMBER: 2025-27

PROPERTY ADDRESS: 18 S. CHURCH ST. WEST CHESTER, PA. 19380

APPLICANT'S EMAIL: JZHDESIGNS@COMCAST.NET

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): JOHN HOERTZ

Applicant's Signature:



Date:

AUG. 14, 2025

Owner's Name (print): KATIE MACKRIDES

\*Owner's Signature:

SEE ATTACHED

\*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: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

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APPLICANT'S EMAIL: JZHDESIGNS@COMCAST.NET

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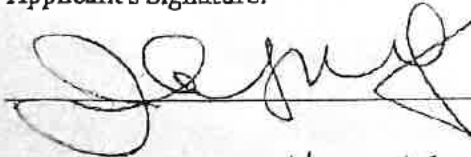
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  - Section #2 - Canopy or Awning
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*(please supply photos or elevations of original)*
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- Color or B/W Sketches
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**All 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 KOERTZ

Applicant's Signature:

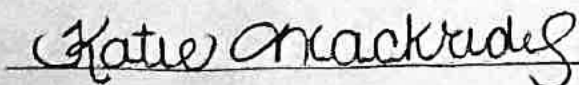


Date:

AUG. 14, 2025

Owner's Name (print): KATIE MACKRIDES

Owner's Signature:



Date:

8-9-2025

**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: 05/14/2025

APPLICATION NUMBER: 2025-27

**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: 16-18-20 S. CHURCH ST. LLC

Applicant's name: JOHN HOERTZ - JZHDESIGNS, LLC

Applicant's address: 55 PLANK AVE, POOL, PA. 19301

Applicant's phone number: 484-645-3742

Owner's name: KATIE MACKRIDES

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? 2 Front  Side  Back

3) What was the old is the material? EPDM RUBBER ROOFING

4) What is the proposed new material? RIBBED, METAL ROOFING - 29 GAUGE

5) How will it be installed? INSTALLED & FLASHED AS PER MFG'R. SPECS w/ EXPOSED FASTENERS

6) Are you using any historical materials? NO

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

8) What were the old dimensions? Height: 7'-0" x Width: 6'-3" Depth: 7'-10"

9) What are the new dimensions? Height: 7'-0" x Width: 6'-3" Depth: 7'-10"

10) What were the old colors? BLACK

11) What are the new colors? WHITE

12) Why do you wish to make these changes? THE OLD ROOF WAS ROTTED AND LEAKING. IT ALSO INTERFERED WITH THE DOOR SWING.

EXISTING



*John Pugh*







*Debra J. [Signature]*



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MATERIAL & SPECS

**Unavailable at**

West Sadsbury

Delivering to 19320

**Pickup**

Unavailable in Pennsylvania

**Delivery**

Unavailable

[Check Nearby Stores](#)



**Free & Easy Returns In Store or Online**

Return this item within **90 days** of purchase.

[Read Return Policy](#)

Feedback

**Product Details**

**Specifications**



**Approximate Length (ft.)**

**8 ft**

[See Similar Items](#)

**Roof Panel Profile**

**Ribbed**

[See Similar Items](#)

**Gauge**

MATERIAL & SPECS

### 29-Gauge

[See Similar Items](#)

### Rib Height (in.)

.75 in

[See Similar Items](#)

### Material

Zinc/Aluminum Coated Steel

[See Similar Items](#)



### Coverage Area (sq. ft.)

24 sq ft

[See Similar Items](#)

### Product Thickness (in.)

0.015 in

[See Similar Items](#)

### Product Length (ft.)

8 ft

[See Similar Items](#)

### Dimensions

Coverage Area (sq. ft.)	24 sq ft
Product Length (ft.)	8 ft
Product Thickness (in.)	0.015 in
Product Width (ft.)	3.13 ft
Rib Height (in.)	.75 in

### Details

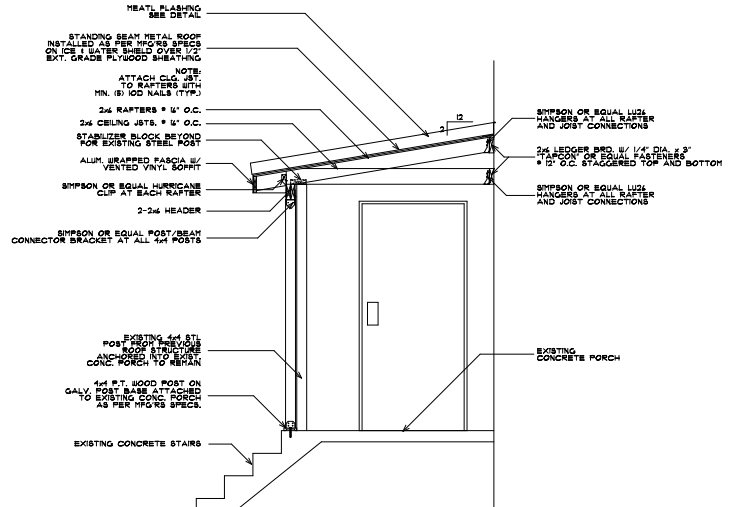
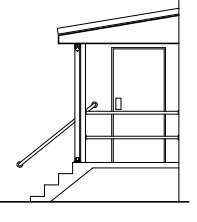
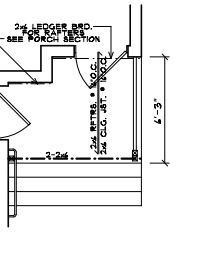
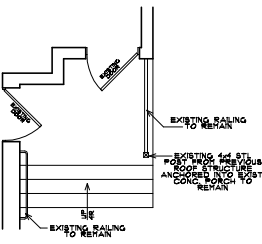
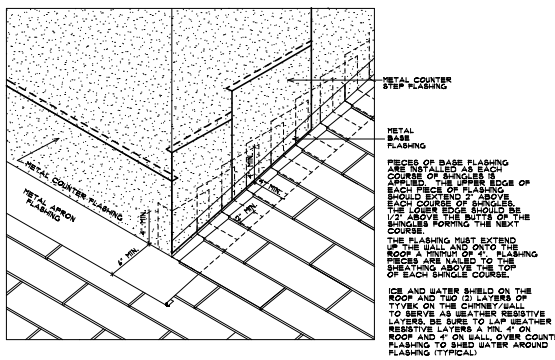
Color Family	White
Color/Finish	White
Gauge	29-Gauge
Material	Zinc/Aluminum Coated Steel
Pack Size	1

**DESIGN CODES:**  
 THE FOLLOWING CODES AND STANDARDS INCLUDING ALL SPECIFICATIONS REFERENCED THEREIN SHALL APPLY TO THE DESIGN, CONSTRUCTION, AND OPERATION OF THE PROJECT.  
 INTERNATIONAL BUILDING CODE - 2018 EDITION, INTERNATIONAL CODE CONGRESS  
 ALL STATE, COUNTY, AND STATE MODIFICATIONS AND REVISIONS TO THE CODES.  
 PA PERMITS CONSTRUCTION CODE OF 2018  
 SUPPLEMENTAL CODES AND ACCESSIBILITY CODE SECTIONS  
 2003 INTERNATIONAL BUILDING CODE (IBC) CHAPTER 2 (ADA) (ICC) INTERNATIONAL BUILDING CODE (ICC) INTERNATIONAL CODE CONGRESS INTERNATIONAL CODE CONGRESS INTERNATIONAL CODE CONGRESS INTERNATIONAL CODE CONGRESS INTERNATIONAL CODE CONGRESS INTERNATIONAL CODE CONGRESS INTERNATIONAL CODE CONGRESS INTERNATIONAL CODE CONGRESS INTERNATIONAL CODE CONGRESS INTERNATIONAL CODE CONGRESS  
**GENERAL NOTES:**  
 1) ALL WORK TO BE DONE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES INCLUDING ACCESSIBILITY, RULES AND REGULATIONS.  
 2) ALL WORK SHALL BE DONE IN COMPLIANCE WITH BUILDING STANDARDS SPECIFICALLY CONTRACTOR TO FOLLOW ALL BUILDING STANDARDS.  
 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING ALL EXISTING CONDITIONS AS INDICATED ON THE DRAWINGS.  
 4) THE CONTRACTOR SHALL VERIFY AND VERIFY ALL EXISTING CONDITIONS WITH THE PROPOSED WORK PRIOR TO COMMENCEMENT OF THIS WORK.  
 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL REQUIRED BRACING AND SUPPORTS OF ALL CONSTRUCTION.  
 6) THE CONTRACTOR SHALL VERIFY AND VERIFY ALL EXISTING CONDITIONS WITH THE PROPOSED WORK PRIOR TO COMMENCEMENT OF THIS WORK.  
 7) THE CONTRACTOR SHALL COORDINATE ALL INFORMATION BASED ON ENGINEER DRAWINGS, STRUCTURAL DRAWINGS, AND/OR ANY OTHER ENVIRONMENTAL DRAWINGS, IF ANY, WITH THE ARCHITECT'S DESIGN.  
 8) ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION.  
 9) ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES INCLUDING ACCESSIBILITY, RULES AND REGULATIONS.  
 10) CONTRACTOR SHALL VERIFY ALL PRODUCTS USED AND INSTALLED ARE CODE COMPLIANT.

**DESIGN LOADS:**  
 ROOF OTHER THAN SLEEPING ROOFS (SLOPED) 10 PSF  
 STORAGE ROOFS 20 PSF EXCEPT HEAVY STORAGE  
 CORRIDORS (WALKWAYS) 10 PSF (5 PSF LIVE)  
 OFFICE SPACE 10 PSF (5 PSF LIVE)  
 DECK/EXTERIOR BALCONY (UNFURNISHED) 40 PSF  
 STAIRS, APPLICABLE LIVE LOAD (UNFURNISHED) 10 PSF  
 GARDENING AND HANDICAPS 10 PSF  
 ROOF OVER LIVE LOAD 10 PSF  
 ROOF OVER UNFINISHED 40 PSF  
 ROOF OVER FINISHED 40 PSF  
 1. WIND LOAD AS PER ASCE 7-10  
 2. WIND BRACE SYSTEM - 20 PSF  
 3. WIND BRACE SYSTEM - 20 PSF  
 4. WIND BRACE SYSTEM - 20 PSF  
 5. WIND BRACE SYSTEM - 20 PSF  
 6. WIND BRACE SYSTEM - 20 PSF  
 7. WIND BRACE SYSTEM - 20 PSF  
 8. WIND BRACE SYSTEM - 20 PSF  
 9. WIND BRACE SYSTEM - 20 PSF  
 10. WIND BRACE SYSTEM - 20 PSF  
**DEFLECTION CRITERIA:**  
 FLOOR JOISTS 1/360  
 ROOF JOISTS 1/360  
 EXTERIOR WALL 1/240  
 1. L/160  
 2. L/240  
 3. L/360  
 4. L/480  
 5. L/600  
 6. L/720  
 7. L/840  
 8. L/960  
 9. L/1080  
 10. L/1200  
**NOTE:**  
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PENT ROOF REPLACEMENT  
 FOR  
 18-20 SOUTH CHURCH STREET  
 18 S. CHURCH STREET, WEST CHESTER, PA. 19380  
 BOROUGH OF WEST CHESTER, CHESTER COUNTY



CODE INFORMATION  
 PORCH PLAN  
 ELEVATION  
 PORCH SECTION  
 FLASHING DETAIL

**J2H DESIGNS**  
 55 PLANK AVENUE, PAOLI, PENNA. 19301  
 TELEPHONE (410) 411-8981 • FAX (410) 898-0443  
 COMPANY WEBSITE: www.j2hdesigns.com  
 CONTACT PERSON: BRUCE HALL  
 DRAWING TO ACCOMPANY PERMITS. PERMITS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

DATE: JULY 22, 2025  
 SHEET NO. 25-020  
 OF 1 SHEETS  
 REVISIONS

Permit #: COA-25-0018 Alerts Status: UNDER REVIEW Contact: James Breen Site Address: 20 N MATLACK ST  
 Type: CERTIFICATE OF APPROPRIATENESS- REPAIR Project Name: Safe Harbor Mural Contractor: WEST CHESTER, PA 19380

Name	Value
REASON FOR APPROPRIATENESS APPLICATION:*	Replacement or alteration from original
LOCATION OF PROJECT:*	20 N. Matlack St.
NAME OF BUSINESS:*	Safe Harbor
WHICH ELEMENTS DID YOU CHANGE:	Paint
ON HOW MANY FACADES:	2
WHAT WAS THE OLD IS THE MATERIAL:	Paint
WHAT IS THE PROPOSED NEW MATERIAL:	Paint
HOW WILL IT BE INSTALLED:	Brushes/Rollers
ARE YOU USING ANY HISTORICAL MATERIALS:	No
IF SO, WHAT AND HOW:	N/A
WHAT WERE THE OLD DIMENSIONS:	1100
WHAT ARE THE NEW DIMENSIONS:	1100
WHAT ARE THE OLD COLORS:	White
WHAT ARE THE NEW COLORS:	Many
WHY DO YOU WISH TO MAKE THESE CHANGES:	To beautify the neighborhood with public art

**Contact** Phone Numbers Email Addresses Details Secure Details Points of Contact Portal Accounts



[Replace Photo](#)

Contractor: No Active:   
 First Name: James Middle Name: Last Name: Breen  
 Display Name: James Breen   
 Primary Phone: [REDACTED] Primary Email: James@rb-rc.com  
 Portal Access Code: \*OBWZ9-NW32P

Mailing Address



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Physical Address

[Edit Address](#) [Copy Mailing Address](#)

**Project Description:**

Safe Harbor of Chester County (20 N. Matlack St.), working with local artist Kendra Beitzel, has developed a mural project for the south facing wall of their building (Middle Alley). The image is a seascape with stormy seas on the left that switch to calm waters and safe shelter on the right. A centrally located lighthouse provides guidance to the refuge.

The image consumes most of the 1st level of the building's southern elevation (with a few components peaking up into the 2nd level) and wraps around the corner onto the east elevation (Matlack St.). The design is colorful, with stylized blue ocean waves balanced with warm rays of sun. The featured buildings are reflected in a few of the sun's rays, and some waves are dressed with fingerprint patterns to represent a human touch. The artwork tells a story of resilience and transition.

The wall surface will be cleaned and primed/painted as necessary in preparation for the mural's installation, which will utilize quality mural paints. Stefanie Birl, who painted the existing selfie murals at the location in question, has been informed of and supports the new project.

See attached rendering shown to scale on the building's elevation, as well as photos showing the wall's existing conditions.



## PAC ENDORSEMENT

*Borough of West Chester*  
Public Art Commission

### ORIGINAL PUBLIC ART PROJECT

**Applicant/Address:**

Safe Harbor of Chester County, Jessica Chappell (*Executive Director*)  
20 N. Matlack St. West Chester, PA 19380

1) ***Date of PAC Review:*** July 28, 2025

2) ***Application Number:*** 2025-1

3) ***Project Description & PAC Assessment:***

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See attached rendering shown to scale on the building's elevation, as well as photos showing the wall's existing conditions.

4) **PAC Endorsement:**

- Approve as presented.
- Approve with the following conditions:
- Denied:** *The applicant must make the following changes to his/her proposal and resubmit to PAC:*

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

- **Date of Borough Council Review:**
- **Borough Council Action:**

- Approved per PAC Endorsement.
- Approved with the following differences from PAC Endorsement:
- Denied for the following reasons:**

.....

Date: \_\_\_\_\_

Borough Manager's Signature: \_\_\_\_\_









Safe Harbor

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