



HARB Meeting
October 30, 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

HARB Meeting:

A. Applications

1. **2025-32 34 S. High St/Carlos Vargas**
Proposed work: Sign/Door Decal & Railing for café seating
2. **2025-33 123 N. Church St/Yao Chang**
Proposed work: Kooma Restaurant/Exterior paint color change

B. Discussion Items

1. Approval of September 25, 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.

PROPERTY ADDRESS: 34 South High Street

APPLICANT'S EMAIL: chickenwestchestere@gmail.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:

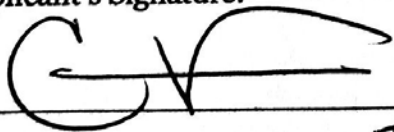
- Color or B/W Sketches
- Old or Historic Photographs
- Plot or Site Plans
- Architectural Elevations
- Photographs of the current existing site showing where changes are to be made, location of buildings and streetscape.

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): Carlos Vargas

Applicant's Signature:



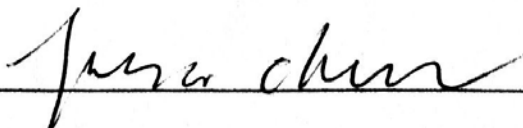
Date:

9/12/25

Owner's Name (print): Jason Chen

9/13/25

Owner's Signature:



Date:

9/13/25

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: 34 South High St.

Name of business: Chicken West Chester

Applicant's name: Carlos Vargas

Applicant's address: [REDACTED]

Applicant's phone number: [REDACTED] Applicant's email: Kennelt Chicken@gmail.com

Owner's name: Jason Chen (Chen Properties LLC)

Owner's address: [REDACTED]

Owner's telephone number: [REDACTED]

- 1) Are you replacing an existing sign? no
- 2) How many signs do you wish to install? 1 board sign. Decals on door and window glass
- 3) On how many facades? 2 Front Side Back
- 4) Hanging Sign Building-mounted Other
- 5) Give a thorough description of sign: 3' x 1' board with logo on each side. Decals on door and window glass
- 6) Is there new illumination? no Fixture Type? _____
How will it be mounted? _____
- 7) Sign Dimensions: Height: 1' x Width: 3" x Depth: 1"
- 8) If a hanging sign, what is the height from the sidewalk to the bottom of the sign? 8'
(Borough Code requires 8'-0 minimum to bottom of sign)
- 9) How will this sign be mounted? existing arm bracket
(please note: any attachment to a masonry façade must be done through the mortar joints, NOT into the masonry).
- 10) If a hanging sign, describe the hanging bracket: black metal arm bracket
- 11) If a hanging sign, is this an existing bracket? yes
- 12) Colors: black, white, red
- 13) Message: _____
- 14) Lettering style: please note that the historic preference is for any "serif" type: Cursive + Print

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

DATE APPLICATION RECEIVED: 10/15/2025

APPLICATION NUMBER: 2025-32

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: Chicken West Chester

Applicant's name: Carlos Vargas

Applicant's address: [REDACTED]

Applicant's phone number: [REDACTED]

Owner's name: Jason Chen (Chen Properties LLC)

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? none

4) What is the proposed new material? wrought iron

5) How will it be installed? Contractor

6) Are you using any historical materials? no

7) Is so, what and how? NA

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

9) What are the new dimensions? Height: 40" x Width: 24' Depth: 1 1/4"

10) What were the old colors? Na

11) What are the new colors? black

12) Why do you wish to make these changes? Barrier for proposed seating for Chicken West Chester.





Signage

Door Glass 5'5" x 2'6" Decals will cover about half of the glass

Window Glass 6' x 3' Decals will cover 1/4 of glass

Wooden Sign 3' x 1'



72" railing. 32" high wrought iron

\$25



Grand patio

[Visit the Store](#)

4.6 ★★★★★ (4,646)

Grand Patio Premium Frame Patio Bistro Set, Folding Outdoor Patio Furniture Sets, 3 Piece Patio Set of Folding Patio Table and Chairs, Red

50+ bought in past month



main | contacts | contractors | submittals | details | workflow | fees | conditions | inspections | other requirements | notes

Current processing time is 35 days (In review 35 days)

Project Name: KOOMA.RENOVATIONS Add Note

Project Description: Existing Restaurant renewal.

Permit Number: COA-25-0021	Applicant: Yao
Initial Application Number: REFERENCE-25-0965	Primary Contact: Yao i
Permit Type: CERTIFICATE OF APPROPRIATENESS- REPAIR	Primary Contractor:
Status: UNDER REVIEW	Last Activity: 09/26/2025 08:49
Process State: Technically Complete	Last Inspection Date:
Parent Permit: <input type="text"/>	Initiated: 09/25/2025 📅
Assigned To: User WENDY MECKE	Submitted: 09/25/2025 📅 🕒 Application is 36 days old
Fast Track: <input type="checkbox"/>	Completed: 09/26/2025 📅 ✔️ 3 of 3 submittals received, 3 of 3 submittals accepte
Applied for Online: <input checked="" type="checkbox"/>	Approved: 📅 📄 2 of 3 (67%) steps approved.
	Ready: 📅 ✔️ \$0.00 paid (100%), \$0.00 due.
	Issued: 📅
	Finalized: 📅 ✔️ No inspections.
	Closed: 📅 ✔️ \$0.00 deferred fees due.
	Expires: 03/25/2026 📅 Exp Override: <input type="checkbox"/>

Site Address

Site Address: 123 N CHURCH ST Verify Address and Coordinates

Site City: WEST CHESTER **Latitude:**

State: PA **Site Zip:** 19380 **Longitude:**

Inspection Area:

Contractor: No **Active:**

First Name: Yao-Chang **Middle Name:** **Last Name:** Huang

Display Name: Yao

Primary Phone: 2676791407 **Primary Email:** design@skyardlab.com

Portal Access Code: *VQAQY-SPXQ1

Mailing Address

555 Hollow Road
Wayne, PA 19087






























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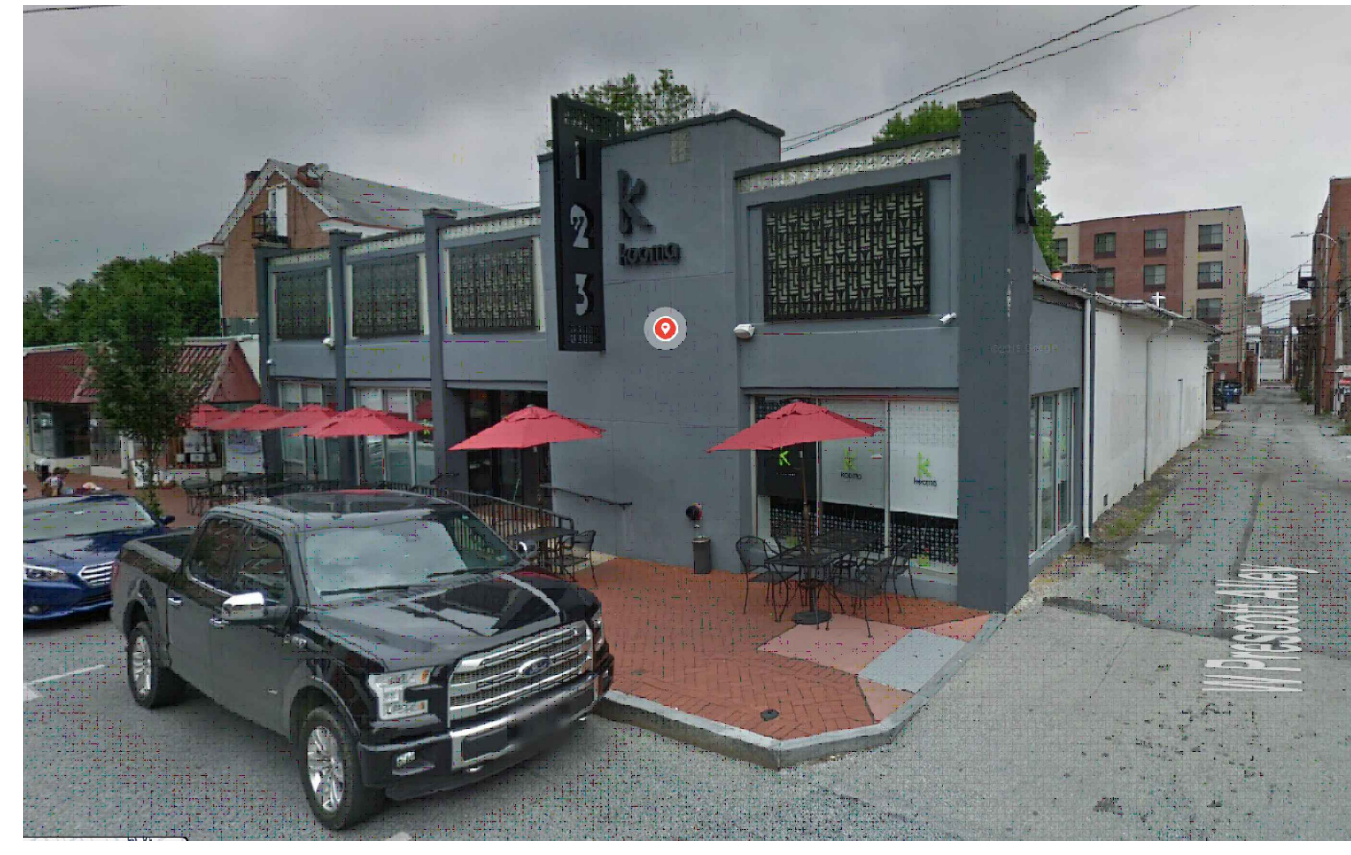
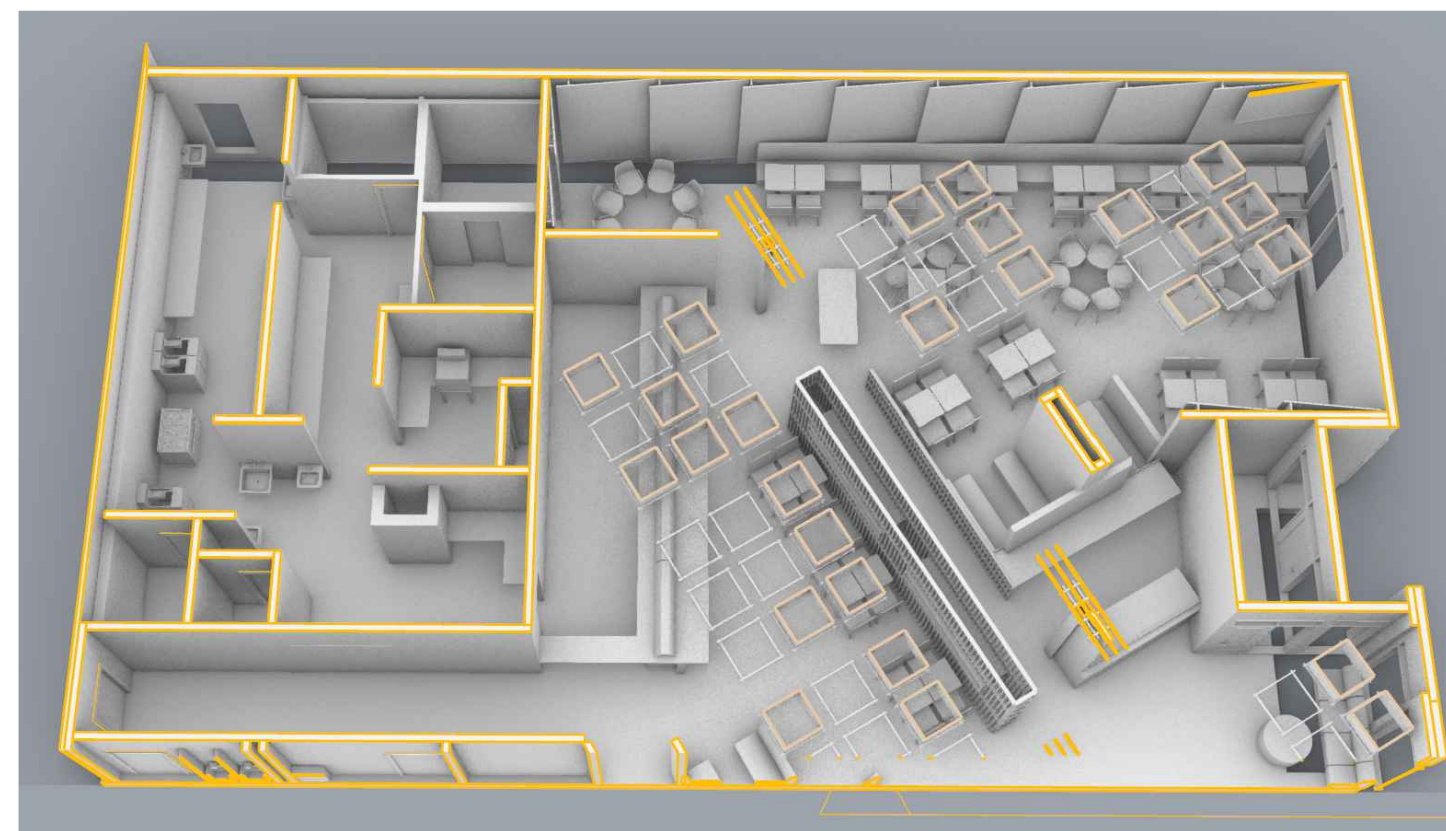
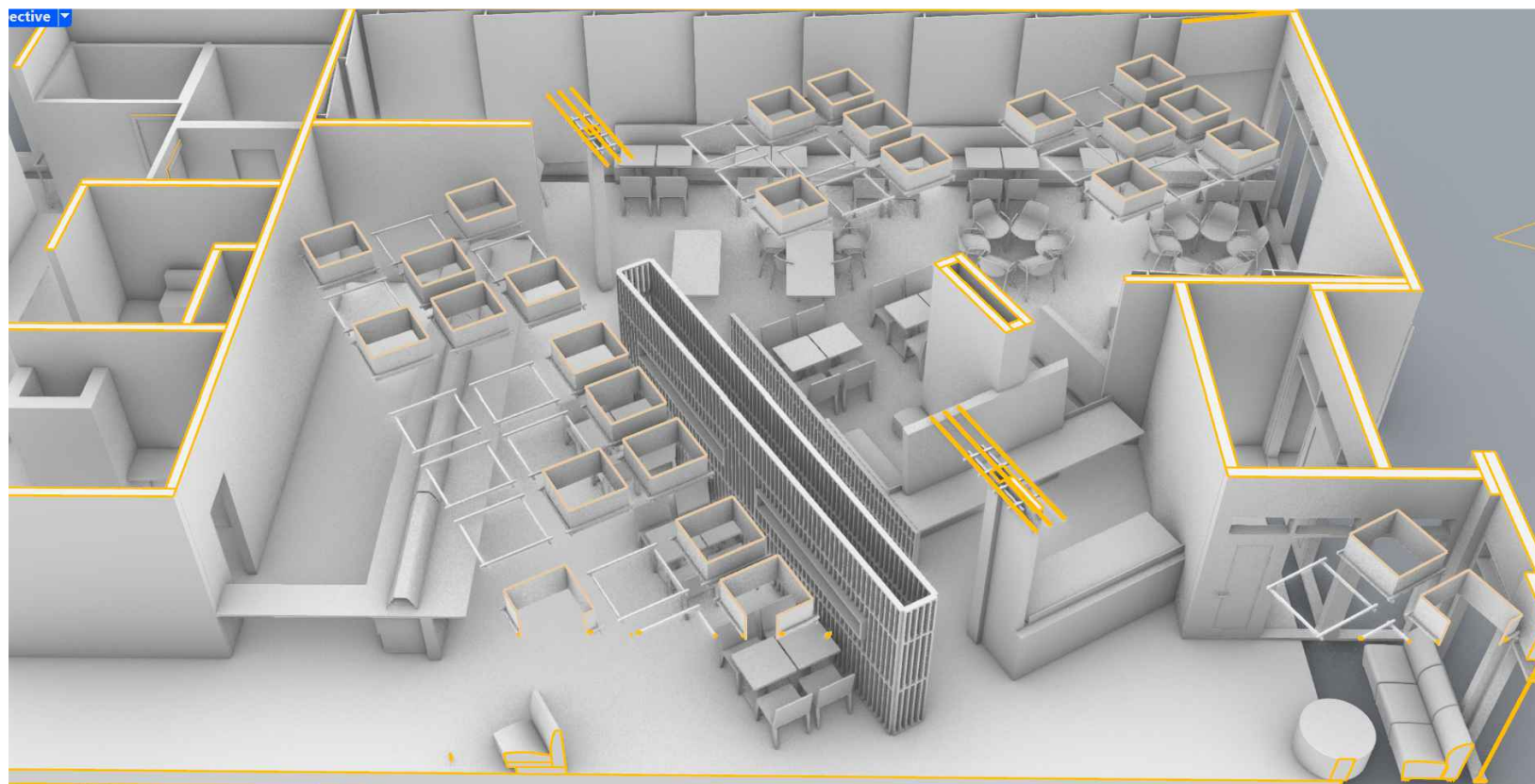
Physical Address

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

[Save](#) [Reset](#) [Close](#) [Delete](#) [Audit](#) [Convert to Contractor](#) [Associations](#)

Permit #: COA-25-0021	Status: UNDER REVIEW	Contact: Yao	Site Address: 123 N CHURCH ST
Type: CERTIFICATE OF APPROPRIATENESS- REPAIR	Project Name: KOOMA RENOVATIONS	Contractor:	WEST CHESTER, PA 19380

Name	Value
REASON FOR APPROPRIATENESS APPLICATION:*	Replacement or alteration from original  
LOCATION OF PROJECT:*	123 N Church St  
NAME OF BUSINESS:*	Kooma  
WHICH ELEMENTS DID YOU CHANGE:	Interior/exterior renovation for an existing re:  
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"/>  



design@skyartlab.com
267 679 1407

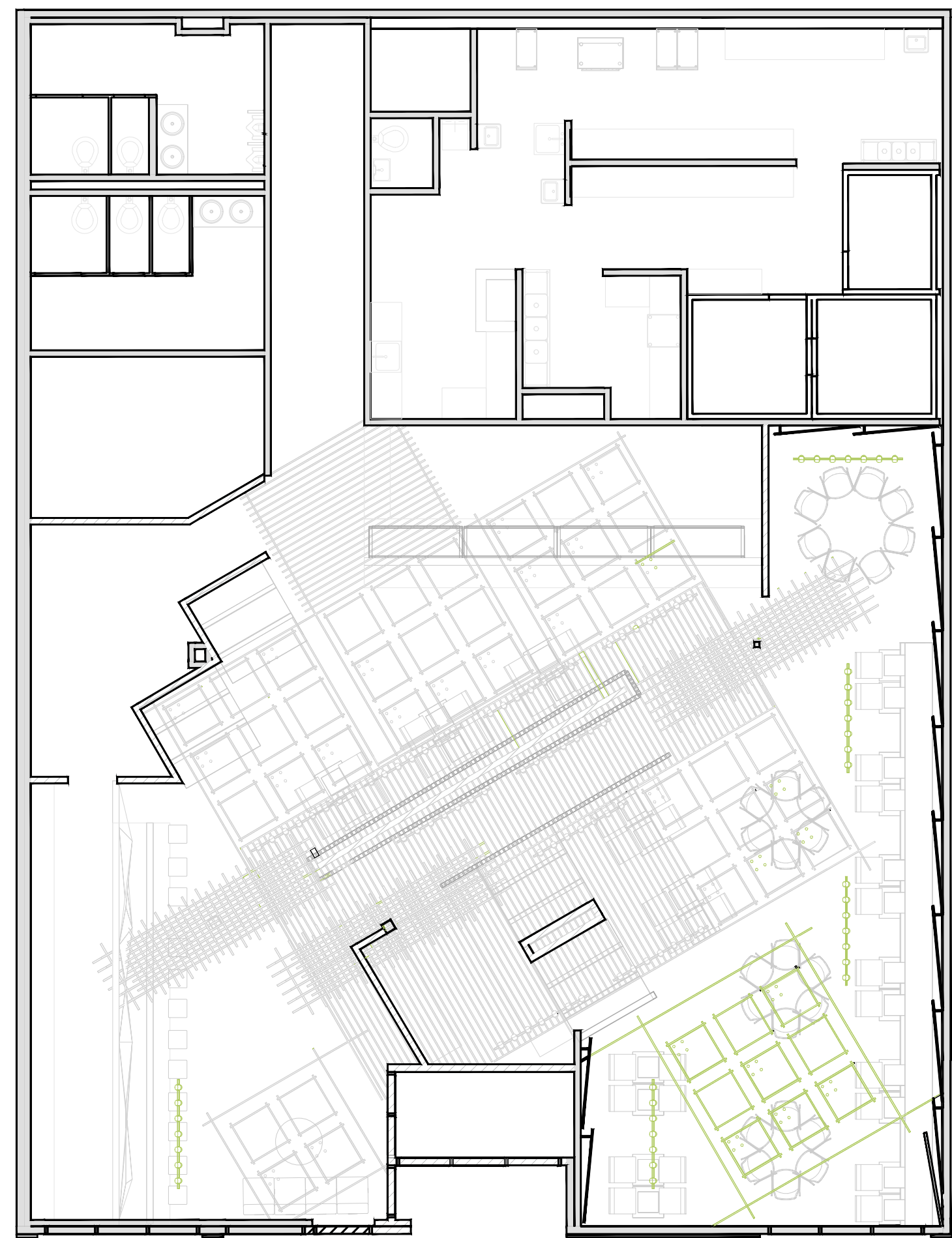
PROJECT
123 N Church St
WEST CHESTER,
PA 19380

CONSULTANTS

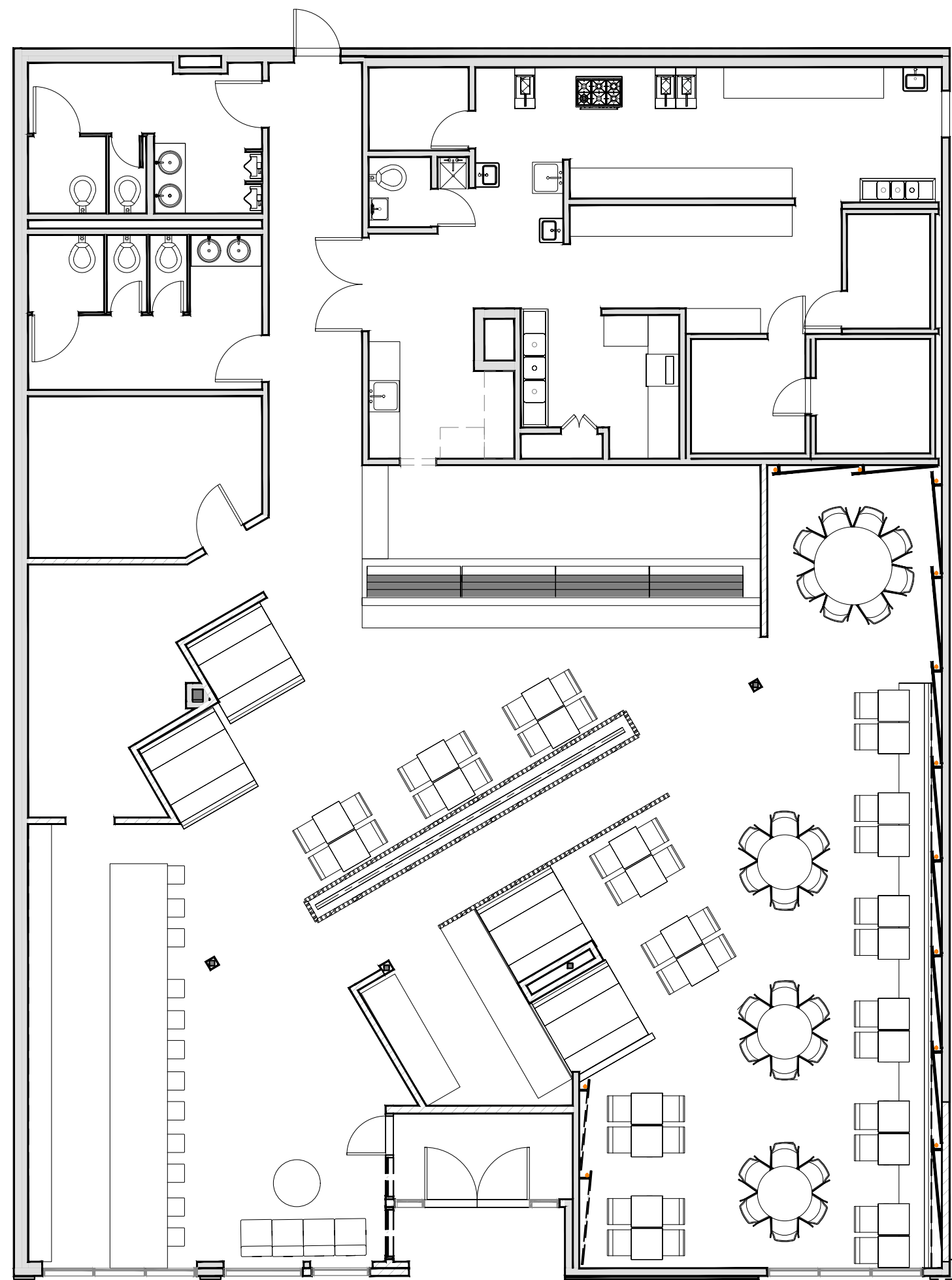
SUBMISSION
ISSUED 2025.09.13

SEAL

HISTORICAL

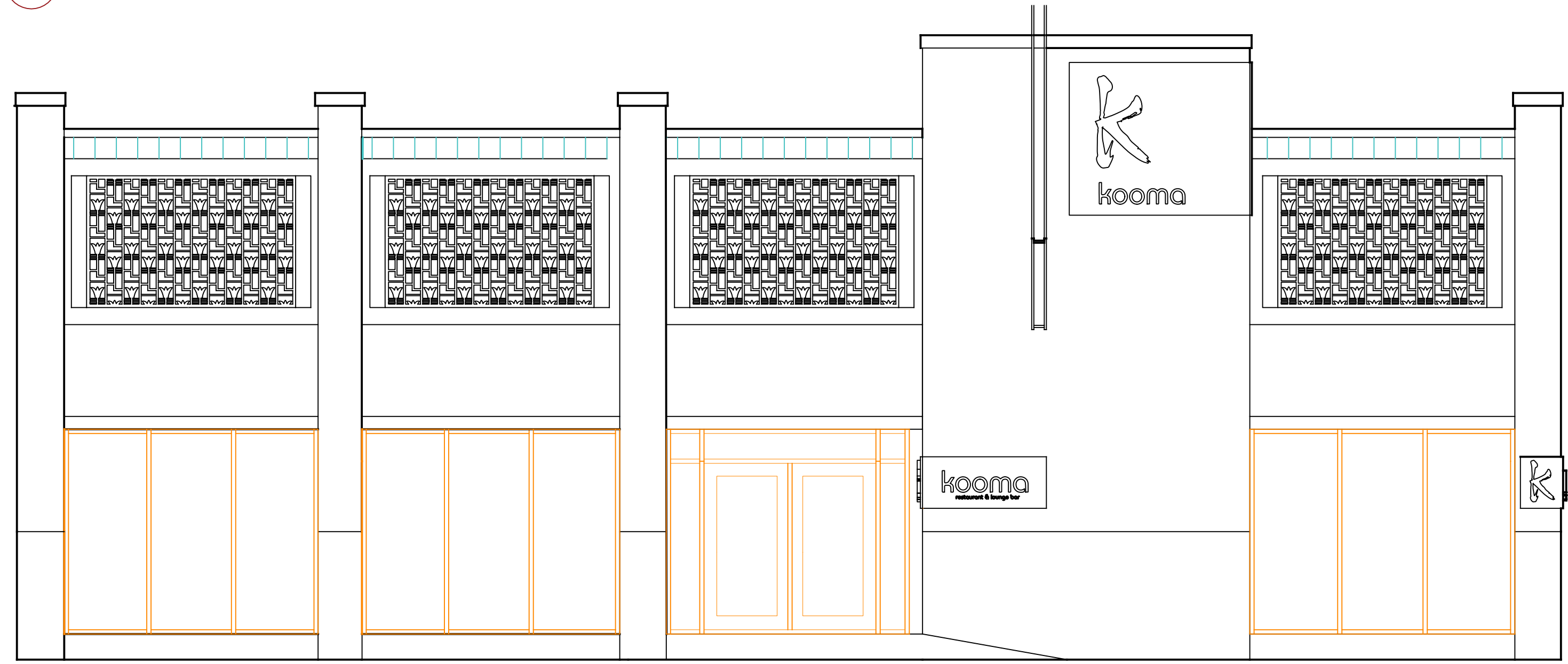


1 REFLECTIVE CEILING PLAN
A-101 SCALE: 1" = 1/4'-0"



2 FLOOR PLAN
A-101 SCALE: 1" = 1/4'-0"

2 FACADE CHANGES
A-101

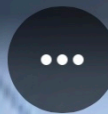


3 FRONT ELEVATION
A-102 SCALE: 1" = 1/4'-0"

A101

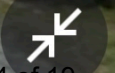


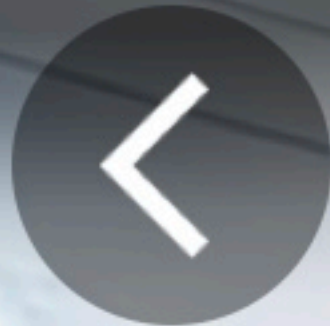
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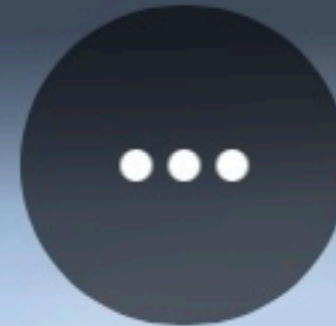


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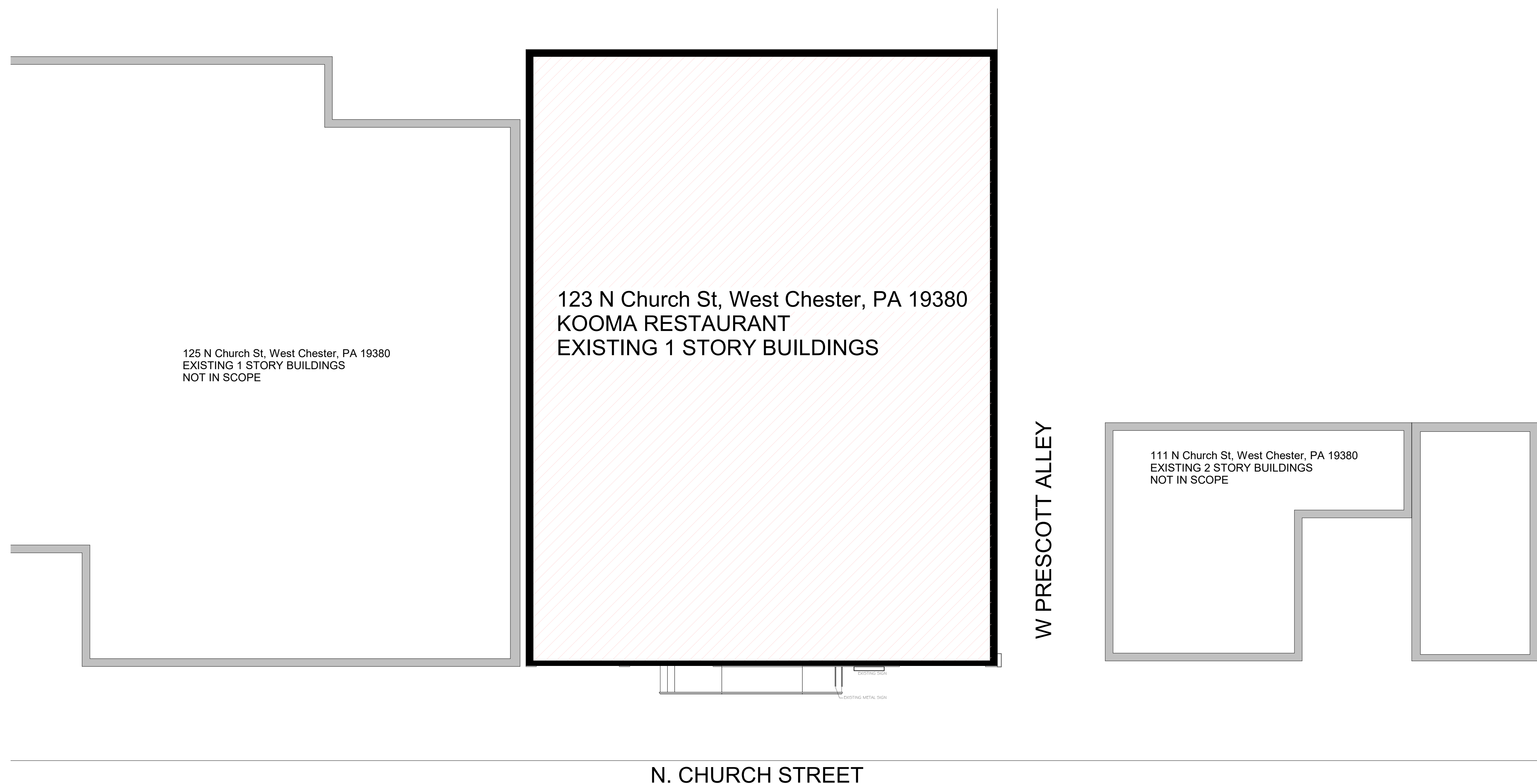




Google
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LOCATION MAP	PROJECT INFORMATION
	BUILDING ADDRESS: 123 N CHURCH ST, WEST CHESTER, PA 19380
	OCCUPANCY USE: A-2 RESTAURANT (KOOMA)
	SCOPE OF WORK: INTERIOR RENOVATION FOR EXISTING RESTAURANT IN 1 STORY BUILDING. NEW LED LIGHTING FIXTURE AT EXISTING ELECTRICAL CIRCUIT
	CONSTRUCTION CLASSIFICATION: TYPE VB, SPRINKLERED (EXISTING)
	BUILDING HEIGHTS: EXISTING NO CHANGE
	BUILDING AREA: 4,754 SQ.FT
	WORK AREA: 3,095 SQ.FT
	APPLICABLE CODES
	- 2018 International Building Code (IBC)
	- 2018 International Existing Building Code (IEBC)
	- 2018 International Fire Code (IFC)
	- 2017 National Electrical Code (NEC)
	- 2018 International Plumbing Code (IPC)
	- 2018 International Mechanical Code (IMC)
	- 2018 International Energy Conservation Code (IECC)
	- ANSI A117.1-2009 (Accessibility)



CONSULTANTS

SUBMISSION
ISSUED 2025.08.13

SEAL



SITE PLAN

HISTORICAL AND ARCHITECTURAL REVIEW BOARD
Borough of West Chester, Pennsylvania

Minutes

September 25, 2025

7:00 pm – Room 232 - Borough Hall

PRESENT: Carol Quigley-Chair, Joseph Martino-Vice Chair, Marissa McCarthy,
Daniel Ritchie, Philip Yocum

ABSENT: Thomas Clark, Thomas Dougherty, Matthew Hazley, Michael Wallacavage,
Paul Edwards-Building Code Officer

A. Applications:

1. 2025-29: 225 E. Market Street / Maureen Helms
Proposed work: Sign

Findings; The applicant, Maureen Helms, was present and described the proposed sign as follows:

- Provide a new round projecting, 24-inch diameter double-sided, hanging sign above the building’s front entrance. The sign will hang from a new bracket mounted on the storefront frieze panel.
- The sign will be made of wood, and the traditional style bracket will be metal.
- Sign field color will be off-white with black lettering.
- The message on all the sign is **“Wild Horse Salon.”**

The HARB reviewed the application as follows:

- The application showed the location of the sign mounting bracket to be in the center of a frieze panel above the door.
- The HARB suggested the bracket should instead be mounted on one of the vertical stiles framing the frieze panels.
- The applicant concurred and the group decided the best location was at the far right side of the storefront frieze, adjacent to the entrance door.

Motion; Brought by Ms. Quigley to recommend Approval of a Certificate of Appropriateness for Application 2025-29 as submitted, with the following clarifications:

1. The bracket for the hanging sign shall be mounted on the far right side vertical stile that frames the storefront frieze panel.
2. The bottom of the sign shall be at least 8-feet above the sidewalk.
3. The sign’s field color shall be off-white and the text black.

Seconded; Mr. Martino

Passed; Yes (Unanimously)

2. 2025-30: 202 W. Gay Street / Alonzo Adams
Proposed work: Revised Sign Design

Findings; Note: A sign application for this property was previously reviewed by the HARB on June 26, 2025, under the Application Number 2025-21, which included storefront renovations and a new sign. At that time, the applicant proposed a non-illuminated sign, for which the HARB recommended approval of a COA for the storefront and non-illuminated sign.

Following the original June 26, 2025 sign approval, the applicant revised the sign design to be an illuminated sign using backlit individual letters. The new sign design was reviewed by the HARB as a new Application, Number 2025-30, as described herein.

The applicant, Alonzo Adams of the Uptown Venture Group, was in attendance at the September 2025 HARB meeting and presented the revised sign design as follows:

- The new sign is to be individual opaque aluminum letters with a clear lexan back face.
- Letters will be offset, pin-mounted to the new Azek frieze panel above the new storefront window.
- Concealed lighting will be installed inside the letters to illuminate through the clear rear lexan panels, providing a halo glow round the letters.
- The message of the sign is “**REVIVEA – Health and Wellness**”

The HARB reviewed the revised application in detail and made the following comments:

- The HARB commented that the sign’s graphic design was very similar to the original approved sign.
- The addition of the backlit halo lighting is permitted in the HARB district.
- Mr. Adams clarified that although Detail SK4 incorrectly indicates the letters will be “edge lit”, the sign letter detail sheet in the application correctly shows the sign to be a “backlit” design.
- The sign was deemed appropriate

Motion; Brought by Mr. Martino to recommend Approval of a Certificate of Appropriateness for Application 2025-30 as submitted, with the following clarifications:

1. Although Detail SK4 incorrectly indicates the letters will be “edge lit”, the sign letter detail sheet in the application correctly shows the sign to be a “backlit” design.
2. All electrical connections and conduit shall be concealed form view.

Seconded; Mr. Ritchie

Passed; Yes (Unanimously)

3. 2025-31: 16 S. Church Street / Alonzo Adams
Proposed work: Sign

Findings; The applicant, Victoria Pietrowski, was present and described the proposed sign as follows:

- A new projecting rectangular, 36”W x 20”H, double-sided, hanging sign at the building’s front entrance.
- The sign will hang from an existing painted decorative wrought iron bracket mounted to the existing exterior brick wall. Two existing stacked hanging signs shall be removed.
- The new sign will be a metal panel with a graphic vinyl sign applique.
- Sign field color will be black or charcoal with white lettering.
- The message on all the sign is “**VERA - studios.**”

The HARB reviewed the application as follows:

- In addition to the original application sign design with a charcoal field, at the meeting the applicant provided multiple sign graphic design options for review.
- Since the sign will be a printed as a vinyl applique, the graphic design is quite flexible.

- The HARB reviewed the assorted options and selected the original application design featuring: a subtly textured charcoal field, with white lettering that includes a 3D shadow line at the bottom and right sides of the letters.
- The applicant stated that was also her preferred version.
- The HARB did not like the way the previous hanging signs were mounted at the very front edge of the large bracket, preferring the new sign to be hung closer to the building.

Motion; Brought by Ms. Quigley to recommend Approval of a Certificate of Appropriateness for Application 2025-31 as submitted, with the following clarifications:

1. The sign graphic shall be the version submitted in the application featuring a subtly textured charcoal field, with white lettering that includes a 3D shadow line at the bottom and right sides of the letters.
2. The existing long metal bracket for the hanging sign shall be retained; but the new sign shall be mounted closer to the building near the center of the bracket length.

Seconded; Ms. McCarthy

Passed; Yes (Unanimously)

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

1. No Report for September

C. Announcement of the October West Chester Preservation Awards Ceremony;

Mr. Yocum announced that the 14th annual West Chester Historic Preservation Awards ceremony will be held on Thursday, October 16, 2025 beginning at 5:30. A buffet catered by Limoncello and an open bar, with wine and beer, will be provided. He encouraged the HARB members and the public to attend this year's ceremony. Ms. Quigley stated the awards ceremony is always an enjoyable and informative event.

D. Approval of the August 2025 meeting minutes

Motion; Brought by Mr. Ritchie to recommend approval of the August 2025 meeting minutes.

Seconded; Ms. Quigley

Passed; Yes (Unanimously)

E. Other Business;

1. No other business.

Motion to adjourn; by Ms. Quigley

Seconded; by Ms. McCarthy

Passed; Yes (Unanimously)

September 2025 HARB minutes submitted by: Philip Yocum, HARB Secretary