

Application Numbers: [2025-02](#)

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Borough of West Chester
Historical and Architectural Review Board

PROJECT ADDRESS: 100 W. Market Street

1) **Date of HARB Review:** *January 30, 2025*

2) **Applicant's Proposal:** *Door Replacement*

3) **Findings:**

The owner's representative, Rebecca Nemeth, was present to describe the project's scope. Ms. Nemeth explained the history of the project. The owner undertook an extensive interior renovation of the building. The only exterior work was the replacement of the existing twin corner entrance doors which was made a requirement by the Borough's building inspector, during a site inspection. The original doors were a pair of 30-inch-wide, traditional wood doors with divided-lite glass. Ms. Nemeth indicated she was not aware of the need for HARB approval of the new exterior door, so a 36-inch-wide modern aluminum single entrance door with sidelights was purchased and installed.

The HARB reviewed the application in detail. The HARB was sorry that the inspector required replacement of the existing doors without discussing options; or explaining the requirement for HARB review of a new exterior door within the HARB District. This created a very regrettable situation. Unfortunately, the modern aluminum replacement door that was installed is totally inappropriate for this significant and highly visible building. The HARB members were sympathetic to the owner's situation, but unanimous in recommending denial of the application; and requiring installation of an appropriate replacement door.

The HARB discussed the design of a historically appropriate exterior door with Ms. Nemeth. The use of a single 36-inch-wide, stile & rail, wood door, (similar to the original doors that were removed) with flanking sidelights, is acceptable. The materials should be painted wood. Insulated glass with SDL (simulated divided lite) raised muntins is acceptable.

4) **Recommendations from HARB:**

The Board recommends Denial of a Certificate of Appropriateness for Application 2025-02 as submitted due to the fact that the replacement door is a modern style door and frame that is not historically appropriate. The door is inappropriate because the installed door does not resemble the original painted wood door and frame, with divided lite windows, as required by the HARB Design Guidelines. The new replacement door style and materials should comply with the Design Guidelines; however, the final door and frame configuration, size, and detailing may be revised to comply with applicable building code requirements.

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5) Borough Council's Action and Date

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

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Date of Action Taken: _____, 2025

Borough Manager's Signature: