

**BIRMINGHAM TOWNSHIP, CHESTER COUNTY
HISTORICAL ARCHITECTURAL REVIEW BOARD MINUTES**

February 19, 2019

Chairman Scott Garrison called the meeting of the Historical Architectural Review Board to order at 7:00 PM in the Township building. A quorum was declared.

The following were in attendance:

Scott Garrison	Chairman, HARB
Richard Jensen	Member, HARB
Mary Pat McCarthy	Member, HARB
Tony Webb	Member, HARB
Dan Hill	Member, Board of Supervisors
Judy Jensen	Secretary, HARB
Christy Mobile	Incoming Secretary, HARB

Absent from the meeting was Vice-Chairman Chris Nash.

APPROVAL OF MINUTES

The minutes of the January 15, 2019 HARB meeting were approved, as written; all in favor.

ANNOUNCEMENTS

There were no announcements at tonight's meeting.

1001 MEETINGHOUSE ROAD

Douglas and Catherine Marshall, applicants, were present to request approval and to obtain a certificate of appropriateness to extend the roof overhang on an existing utility building to provide an open shed/lean-to at 1001 Meetinghouse Road, owned by Douglas and Catherine Marshall.

This application was tabled from the January HARB meeting so that HARB members could stop by the Marshall property and view the existing structure during the daylight hours.

At tonight's meeting, Mr. Marshall noted that the structure cannot be seen from Birmingham Road. To help minimize visibility from Meetinghouse Road, the Marshalls have moved a large Beech tree to the west side of the structure. A six-pane window will be installed on each end of the structure. The structure will be Board and Batten and will be painted to match the existing house; color will be Sail Cloth. The roof will be a standing-seam metal roof; color Brown.

Mr. Webb said he felt all windows on the structure should line up. Therefore, he suggested that the proposed windows be raised about eight inches so that the height of the windows matches the height of the existing window. Mr. Jensen felt that the impact from the east side of the structure was not significant, but that the west side of the structure needed more screening, which could be provided by planting trees, such as evergreens.

The committee reviewed the report that HARB is required to complete pursuant to Section 61-5.C of the Birmingham Township Zoning Ordinance.

Mr. Jensen made a motion to approve the extension of the roof overhang on an existing utility building to provide an open shed/lean-to at 1001 Meetinghouse Road with the following conditions:

- Landscaping, including the planting of trees, must be installed on the west side of the structure to provide appropriate screening.
- The proposed windows must be moved up so that all windows line up and so that there is more siding below the windows than above.

Ms. McCarthy seconded the motion. The motion was approved; all in favor.

1031 COUNTRY CLUB ROAD

Kevin and Julie Gates, applicants, as well as Richard Buchanan of Archer & Buchanan Architecture and Danilo Maffei of Maffei Landscape Design, LLC, were present to request approval and to obtain a certificate of appropriateness to construct a pool house, pool, sports court and shed at 1031 Country Club Road, owned by Kevin and Julie Gates.

Mr. Buchanan said that a pool house is planned near the existing shed ruins. The pool house will contain a common area, a small bathroom, a mechanical room and a storage bay. Part of the pool house will be constructed with Serpentine stone. On the gable end, Hardie Board will be used; the color will match the color being used on the main house. According to the plans, windows will be Pella Architect Series Reserve windows. The roof will be slate. A pool will be installed near the pool house, along with a walled patio section. The existing silo near the pool will remain. A sports court will be installed near the pool.

Mr. Webb asked if the pool could be moved slightly closer to the main house. Mr. Buchanan said that was not possible due to the slope of the property. Mr. Jensen asked about the condition of the walls of the existing shed ruins. Mr. Buchanan said the wall near the pool house will be repaired where needed. The existing shed ruin walls around the sports court will remain but will also be repaired where needed.

The backyard, including the pool, will be enclosed by a split-rail fence with black wiring. The fence will run along the back-property line. A gate will be installed near the main house. Mr. Jensen asked about the materials to be used for the pool. Mr. Buchanan said the materials have not been chosen at this point in time.

A shed is planned near the primary dwelling, opposite the garage. The outside walls of the shed will be stucco; the color will be natural sand finish stucco. The roof will be slate.

Mr. Maffei presented the landscaping plan, which will include the planting of a buffer of trees, interspersed with the existing trees, along the periphery of the property. The barn ruins will be preserved. Additional landscaping is planned near the main house.

The committee reviewed the report that HARB is required to complete pursuant to Section 61-5.C of the Birmingham Township Zoning Ordinance.

Mr. Jensen made a motion to approve the pool house; the renovation of the existing shed ruin walls; and the construction of the shed. Before construction of the pool begins, the applicants will have to submit samples of the pool coping and finish materials. Ms. McCarthy seconded the motion. The motion was approved; all in favor.

COMPLAINT FROM RADLEY RUN RESIDENTS

HARB members discussed a complaint they received from Radley Run residents about a shed installed at 1014 Radley Drive. A certificate of appropriateness was issued by HARB for the shed. At tonight's meeting, HARB members noted that it was difficult to discuss the matter with the residents because the letter was anonymous and because no residents from Radley Run came to the meeting to voice their concerns.

With no further business, the meeting was adjourned at 8:05 PM.

Respectfully submitted,

Judy Jensen
HARB Secretary