

Birmingham Township

Chester County

1040 West Street Road
West Chester, Pennsylvania 19382-8012
Phone: (610) 793-2600
Fax: (610) 793-3417

BIRMINGHAM TOWNSHIP, CHESTER COUNTY HISTORICAL ARCHITECTURAL REVIEW BOARD (HARB) MINUTES

September 19, 2023

The following were in attendance:

Mary Pat McCarthy	Chairman, HARB
Scott Garrison	Member, HARB
Daniel Campbell, AIA	Member, HARB
Vincent DiMartini	Building Code Official
Dan Hill	Member, Board of Supervisors
Melissa Urbany	Secretary, HARB

The following were absent:

Christopher Nash	Vice-Chairman, HARB
------------------	---------------------

Ms. McCarthy called the meeting of the Historical Architectural Review Board to order at 7:00 PM in the Birmingham Township Building. A quorum was declared.

APPROVAL OF MINUTES JUNE 20, 2023 & AUGUST 15, 2023

Mr. Garrison voted to approve the June HARB minutes. Mr. DiMartini seconded; all in favor.

Due to Mr. DiMartini and Mr. Garrison being absent from last month's meeting, voting to approve the August minutes will be deferred until October.

Announcements/Training

Mr. Campbell shared a list of upcoming events with HARB members:

Upcoming events at the Brandywine Battlefield Park:

<i>Aug. 19: Family Fun Day</i>	Oct. 21: Revolutionary Speaker Series
<i>Sept. 11: Remembrance Day</i>	Nov. 11: Harvest Fest
Sept. 23: Revolutionary Speaker Series	Dec. 16: Last Day Open
Oct. 7: Patriots Day	

Dougherty/1012 Revolutionary Dr/Re-roof

A representative for Caroline Dougherty was present tonight to discuss the re-roof project by Distinctive Homes. The proposed plan is to replace the existing cedar shake with asphalt lifetime shingles. The exact product is GAF Timberline HDZ shingles in the color Weathered Wood. The valleys on the home are woven so you will not be able to see exposed metal, and the drip edge will be white to match the existing gutters.

Mr. Garrison motioned to approve replacing the cedar shake with GAF Timberline shingles in the color Weathered Wood along with white drip edge. Mr. DiMartini seconded; all in favor.

Cuzzolino/1361 Brinton Run/Finish space above garage

Mr. Cuzzolino was present along with a partner of Tomig & Associates tonight requesting a recommendation from HARB to finish the space above his garage. The proposed plan is to pop out two shed dormers and use materials that match the rest of the home. The windows, cedar shake siding and Burnt Sienna dimensional shingle by Certainteed were all approved by HARB about a year ago. The garage is located on the back side of the home and is mostly hidden from the road and the addition will not have exterior access.

Mr. DiMartini motioned to accept the plan with the above materials. Mr. Garrison seconded; all in favor.

Painters House/Rupp/225 Brintons Bridge/Repurpose 1st fl. & patio for breakfast & lunch

Mr. Rupp was present tonight along with possible tenant Bryan Rogers and Jose Grande, PE, from Yerkes Associates. Mr. Rogers is interested in utilizing 225 Brintons Bridge's first floor for a breakfast and lunch location that would be open six days a week. He does not have full plans as of tonight, although they should be in by the end of the week. At this current point, no outside structural changes will be needed.

Mr. Rupp brought a projector to show a visual rendering of the entire project, including adding more blacktop, moving crosswalks and parking spaces. Ms. McCarthy said conceptually it looks nice, but HARB really needs to see the architectural plan before making any recommendations and suggests the group return to next month's meeting with plans, photos, color swatches, materials, etc.

There was no public comment.

With no further business, Ms. McCarthy motioned to adjourn the meeting. Mr. DiMartini seconded; all in favor. The HARB meeting was adjourned at 8:12 PM.

Respectfully submitted,

Melissa Urbany, HARB Secretary