

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

JUNE 21, 2016

Chairman Tony Webb 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:

Tony Webb	Chairman, HARB
Scott Garrison	Vice-Chairman, HARB
Richard Jensen	Member, HARB
Mary Pat McCarthy	Member, HARB
Nancy Needham	Member, HARB
Judy Jensen	Secretary, HARB

ANNOUNCEMENTS

There were no announcements at tonight's meeting.

APPROVAL OF MINUTES

Chairman Webb made a motion to approve the minutes from the April 19, 2016 meeting; as written. The motion was seconded and approved; all in favor.

972 WES MOORE DRIVE

Julie and Brent Hillhouse, applicants, were present to request approval and to obtain a certificate of appropriateness to complete the following projects on the home at 972 Wes Moore Drive, owned by Brent and Julie Hillhouse:

- Second floor room expansion (room sits over the garage at the back of the house)
- Roof replacement
- Stucco remediation/replacement
- Window replacement

With regard to the expansion of the existing second floor room, Mrs. Hillhouse noted that the room, in its present configuration, is not functional because it has insufficient flat walls due to the slope of the ceiling. To remediate the problem, the Hillhouses, on the recommendation of their architect, wish to extend the back wall out to meet the exterior dormers. The front of the house will remain the same, as will the sides of the house.

Chairman Webb noted that the pitch of the roof over the room expansion will be a 2/12 pitch. Mr. Jensen mentioned that ice and water could be a problem on a roof with such a pitch. Mrs. Hillhouse said that the builder recommended a rubber roof be used due to the pitch of the roof over the room expansion.

Chairman Webb said that an alternative to having the wall expanded to meet the dormer would be to move the interior wall forward about a foot. He felt this would result in a better roof slope, as well as a better expression on the outside of the house.

Mr. Jensen asked about the actual location of the room. Mrs. Hillhouse said the room is at the back of the house and faces the woods of the Wes Moore property. The back of the house cannot be seen from Birmingham Road.

With regard to colors and manufacturer, Mrs. Hillhouse noted the following:

- Roof: Timberline HD (Color: Barkwood)
- Stucco: Color Quaker Champagne
- Andersen Window trim color: Canvas

The committee went over 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 accept the application as presented and recommend a certificate of appropriateness for the project. Mr. Garrison seconded the motion. The motion was approved; all in favor.

1360 BRINTON RUN DRIVE

Theresa Holt, applicant, was present to request approval and to obtain a certificate of appropriateness to complete the following projects on the home at 1360 Brinton Run Drive, owned by Theresa and Bob Holt:

- Bumping out kitchen
- Adding a bedroom above an existing room
- Front door overhang

With regard to the new bedroom, Mrs. Holt noted that it will be built on the second floor above the first floor sunroom. Mr. Jensen informed Mrs. Holt that because she is adding a bedroom, she will have to contact the Chester County Health Department to determine if the Holt's septic system can support the extra bedroom.

Concerning color choices for the exterior of the bedroom addition, Mrs. Holt noted that the addition will be sided in Certainteed Main Street siding (color to be Granite Gray) and that the remainder of the house will be painted to match the siding of the addition. Shutters will be black. The windows in the new bedroom will be Andersen 400 series vinyl clad.

Concerning the color and manufacturer of the new roof, Mrs. Holt said it would be the same color as the current roof. However, she did not have that color name or the manufacturer at tonight's meeting. A HARB member asked Mrs. Jensen to find that information in the files, but not knowing where to look, Mrs. Jensen said she would instead talk to Township Office Assistant Gail Ayers about how to find the information during office hours. Mrs. Ayers called Mrs. Holt on June 27th to inquire about the roof

color and manufacturer for the HARB minutes. Mrs. Holt called the Township Office on July 5th to inform HARB that the new roof will be Timberline HD (color: Charcoal).

Concerning the front door overhang, Mrs. Holt said that after talking to her builder, she has decided to hold off on the overhang for now, but was wondering if the overhang could be approved at tonight's meeting. Mr. Jensen noted that he didn't feel HARB had enough information to make a decision on the front door overhang. He suggested that approval of the overhang be subject to another time when Mrs. Holt decides to move forward with that particular item.

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

Ms. Needham made a motion to accept the application as presented and recommend a certificate of appropriateness for the project. The motion excludes the front door overhang. Mr. Jensen seconded the motion. The motion was approved; four in favor. Chairman Webb recused himself from the vote.

1045 Birmingham Road

Glenn Clark, applicant, was present to request approval and to obtain a certificate of appropriateness to install a new wall with steps between the barn and the garage on the home at 1045 Birmingham Road, owned by Glenn and Dawne Clark.

Mr. Clark noted that he has serpentine stone, which he will use for the wall and steps. He plans to place the steps in the middle of the wall. Chairman Webb said since the wall extends between two buildings, he would prefer to see the steps closer and more parallel to one of the buildings and asked if Mr. Clark had considered an alternative location for the steps. Mr. Clark said that because he might, from time to time, have to use the steps to carry large items from the driveway to the backyard, he would prefer to leave the steps in the middle of the wall.

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

Ms. McCarthy made a motion to accept the application as presented and recommend a certificate of appropriateness for the project. Ms. Needham seconded the motion. The motion was approved; all in favor.

With no further business, the meeting was adjourned at 8:23 PM.

Respectfully submitted,

Judy Jensen
HARB Secretary