

Historical Commission of Birmingham Township
Minutes of the meeting of June 28, 2016

The regular meeting of the Birmingham Township Historical Committee was called to order by Vice Chairman Mike Forbes at 7:27 pm in the township building.

PRESENT: HC Members: Matt Bedwell, Mike Forbes, Carla Westerman, Kate Marshall

ABSENT: Nancy Needham

Others present: Sean Snyder (owner of 1479 Creek Road), Lou Brown (Architect for Gino Razzi) 1140 W. Street Road, and Mike Murphy, contractor

Mr. Bedwell made a motion to approve the minutes from the May 24, 2016 meeting. Mr. Forbes seconded the motion and it passed unanimously.

1140 W. Street Road

Lou Brown, architect for Gino Razzi, is present to get approval to replace the current windows with double-hung, double paned real wood windows on the inside with the aluminum clad on the outside. The brand of these replacement windows is Jeld-Wen. The applicant currently has approval to proceed with re-pointing the house. However, in order for the pointing to be completed effectively, he also wants to replace the wood on the outside of the house around the windows, with a Boral product that is made from recycled materials. It does contain some wood, however it is a more stable product. Ms. Marshall questioned the Board and Batten on the house as that is normally a barn-type material. She also commented that the addition would look better if it was more "Pennsylvania farm house-like" in terms of being more additive. Mr. Forbes asked what the setback would be for the addition. Mr. Brown noted that the existing house is 22 feet wide and the proposed addition is only 20 ft wide by 40 ft long so it will have a 2 foot setback. Ms. Westerman asked what the total square footage is of the existing house versus the proposed addition. Mr. Brown stated that existing house is 3200 square feet and the proposed addition is 1600 square feet. Mr. Brown stated that they could adjust the height of the addition by lower the ceiling on both the first and second floor. Mr. Bedwell questioned the type of roof shingle they propose using on both the existing house and the addition. The applicant would like to use an architectural shingle. However, Mr. Bedwell stated that the HC would strongly encourage and rather see an enviroshake-type shingle.

Mr. Brown is not really here at this time to present the proposed addition. He is here to get approval for the window replacement as they need to be done before the repointing of the house is done. Mr. Forbes has no issues with the proposed windows. He is pleased that the applicant is going back to the more appropriate time frame type windows rather than the Victorian ones that are currently on the house. Ms. Marshall questioned the small window in the front of the house and stated that should match the new windows also. Mr. Bedwell asked for verification on the areas around the windows that would be replaced. Mr. Brown assured the HC that the wood portions that need to be replaced will be milled from the Boral product to match what is being replaced.

Mr. Bedwell made a motion to approve the Jeld-Wen interior wood/exterior aluminum clad replacement windows with the intent that the owner will replace any structural issues with steel headers and that all replacement wood will be with the Boral product discussed tonight. Mr. Forbes seconded the motion. Motion passed unanimously.

Mr. Forbes also noted that for the future addition, if the items discussed tonight could be incorporated into the addition that will make it easier all around.

Sean Snyder (1479 Creek Road)

The Roundelay house was built in 1829 and has five additions built onto it over the years. In the third addition is the kitchen. However it is located far away from the living area. They are proposing a new kitchen on the main level of the existing house. The kitchen addition will be two-story: kitchen on the main level with a full basement underneath. Mr. Snyder is here to get approval for the new kitchen. He has received preliminary approval from the Brandywine Conservancy for the new kitchen. The proposed kitchen is roughly 900 sq ft. and is designed more like a summer kitchen. It is set back and is touching the first addition to the house. The overall impression from the HC is that this proposed project exemplifies what they like to see in terms of scales and the additive look that is necessary for historical houses. Mr. Bedwell noted that the HC would like to see scaled drawings but they are overall impressed with the design and attention to detail.

The applicant is also proposing to demolish the existing pool and pool house that were built in the 1980's. They are proposing a new pool and pool house that more closely matches the existing historic house. The pool house will be stone with 16" thick walls. It will be a much better fit than the current one.

Mr. Bedwell made a motion to approve the preliminary drawings and designs pending review of the civil engineering drawings of the kitchen and pool house. The attention to detail seems to be very much in line with the historic nature of the house. Mr. Forbes seconded the motion. Motion passed unanimously.

New Business

Mr. Forbes wants to discuss a couple of the historic houses in Birmingham Township that the HC would be willing to use in order for an historic architect to begin designing guidelines that need to be met when an applicant is proposing a project. This will be part of the massing issue. He is suggesting that each member of the HC pick five historic houses that are representative of the design elements and additions that will be appropriate in Birmingham Township.

Electronic Library Update

Nothing new at this time.

Mr. Forbes made a motion to adjourn the meeting at 8:33m. Seconded by Ms. Needham and voted unanimously. The next meeting will be July 26, 2016 at 7:15pm.

Respectfully submitted,
Jennifer Boorse
HC Secretary