

Historical Commission of Birmingham Township
Minutes of the meeting of October 25, 2016

The regular meeting of the Birmingham Township Historical Committee was called to order by Chairman Matt Bedwell at 7:21 pm in the township building.

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

ABSENT:

Others present: John Conklin, Gino Razzi (owner of 1140 Street Rd.; HR#72), Louis Brown, Architect (Charlton Design Studio, LLC), Mary DeNadai, Karen Marshall

Mr. Bedwell made a motion to approve the minutes from the September 27, 2016 meeting. Ms. Westerman seconded the motion and it passed unanimously.

Gino Razzi (1140 Street Road)

Mr. Razzi's architect Lou Brown was present with the applicant with a proposed site plan. They have applied for a building permit for the proposed porches and would like a recommendation from the HC to proceed. The applicant has notified the adjacent neighbors within the required 500 feet of the property via USPS return receipt mail. All of the neighbors were invited to attend this meeting if they had any questions or interest in the scope of this project. No neighbors are in attendance.

Mr. Brown has plans that show the existing property with the new barn, the existing house and spring house. They plan to put a metal roof on the existing spring house and add the proposed new porches to replace the ones that were already removed. He shows pictures of the porches that were previously there and already removed.

Proposed porches - existing porches were removed and the applicant is proposing new porches. Mr. Bedwell asked if the porches will mirror the original porches. Mr. Brown states they are modifying the porches in order to allow the porch to be more of a wrap-around style porch, however they will still have the same roof heights with newly adjoining roofs at the corner. They are also adding a new porch on the rear portion of the house. They are planning to use wood columns - preferably square as to round.

Mrs. Marshall asked for elaboration on the materials to be used. Mr. Brown indicated that the stone to be used will be more like a terrace base than a normal porch base. They will also have a metal standing seam roof on all the porches. They are planning to re-use all the old stone from the original porches and add additional Pennsylvania stone as needed.

Mr. Bedwell made a motion to recommend the BOS approve the plans dated August 23, 2016 as submitted by architect, Lou Brown for the Razzi residence located at 1140 Street Rd. Mr. Forbes seconded the motion and it passed unanimously.

Reviewed the Checklist Form for Applicants

Ms. Westerman provided the changes she made to the checklist form for the committee to review tonight.

SubCommittee Update

Karen Marshall is in attendance tonight to summarize the most recent group mtg.

The BOS is interested in moving forward with four recommended ideas:

1. Ordinance language for height, stories, square foot limitations to limit massing in the HARB district.
2. To recommend criteria for our historic resources along the lines suggested by Jim Garrison (East Pikeland) and this can be used to re-write our HR list
3. Suggestions or comments for/against combining HARB and HC in BT
4. A project proposal for a consultant to assist us in our work, final scope of work to be approved by the BOS

Karen Marshall suggested the HC work with Mary DeNadai to accomplish the process of creating a strict set of criteria in order to determine the historic resource identification in the township. Mr. Forbes wants to make sure that an additional thread is woven through this process that will assure that the HC and HARB have similar criteria and guidelines; with HARB having some additional rules. A paper with examples of Historic Resource criteria was distributed. Ms. Karen Marshall suggests that this paper be used with Mary DeNadai's guidance to review all of the current properties in the survey. Ms. Needham asks about the possibility of including other items besides just houses. Mr. Conklin asked the HC to take a fresh look at the possible historic resources in the township (example: Lafayette monument). Mr. Forbes asked for a timeline that the BOS would like for this process. Mr. Conklin says there is no deadline; however the HC should accept the task and then do some evaluation and report back to the BOS with a timeline for execution.

Mary DeNadai suggests that to start this project she would like to review the survey of the current historic resources. She will develop a list of styles and important architecture. It will be more challenging to determine the resources that are not already identified. Ms. Needham suggests that Mary provide the group with a list of the additional criteria they should be reviewing to determine additional resources such as the Sears houses and four square houses. Ms. Needham offered to scan all of the documents provided to the group this evening and distribute to everyone for review.

Mr. Bedwell made a motion to adjourn the meeting at 8:29pm. Seconded by Mr. Forbes and voted unanimously. The next meeting will be November 22, 2016 at 7:15pm.

Respectfully submitted,
Jennifer Boorse
HC Secretary