

Historical Commission of Birmingham Township
Minutes of the meeting of March 23, 2021

The regular meeting of the Birmingham Township Historical Committee was called to order by Chairperson, Mike Forbes at **7:21pm** in the township building.

PRESENT: HC Members: Matt Bedwell, Kelly Fleming, Mike Forbes, John Ponticello

ABSENT:

Others present: Patricia Kelly, Amy O'Donnell

Ms. Fleming made a motion to approve the minutes from the February 23, 2021 meeting. Mr. Bedwell seconded the motion and it passed unanimously.

Application for 1075 Creek Road, HR#70

Amy O'Donnell is present tonight and apparently just learned that the property is considered a Historic Resource for the township. She wanted to go on record that because the house has not been held to historic standards by the previous owners, she doesn't believe that it meets the criteria anymore. The house in question is covered in faded aluminum red siding, pressure treated wood, asphalt shingles and vinyl windows - this building is a typical 1990's structure and thus those building materials are coming to the end of their lifetime. It is a rental unit and they are looking to replace the stairs with in-kind materials, just up to the current code.

The applicant had provided a photo of the building and the stairs that are to be replaced along with her application. The support structure will be wood, the stair treads will be composite wood material and the handrails will be aluminum. Mr. Forbes requested clarification from Mr. Bedwell that the structure in question is not the actual Historic Resource #70, but simply located on the property of the Historic Resource and thus was triggered to come before the Historic Commission. This is just an outbuilding located on the property and the Historic Commission just needs to make sure that whatever modifications are being made to this building will not have a detrimental affect on the actual Historic Resource.

The applicant confirmed that she sent the required neighbor notifications via both regular mail and certified return-receipted mail. She sent these to 18 neighbors, has received 10 back and also texts from two immediate neighbors in support of the project.

Mr. Forbes reviewed the questions on the required HC Form.

Ms. Fleming asked if they are replacing the wood posts with wood again? Ms. O'Donnell stated they are replacing the posts with new wood posts however they will have concrete footers underneath of them this time and be up to code.

Mr. Forbes made a motion to recommend that the Board of Supervisors approve the application for 1075 Creek Road (HR#70) as discussed at this meeting. Ms. Fleming seconded the motion and it passed unanimously.

Application for 1025 Meetinghouse Road, HR#17

Ms. Fleming recused herself from this application as it is an application for her property.

Mr. Fleming presented the application for an addition to the William Dean Tenant House (HR#17) along with Joe Mackin (Period Architects) and Todd Majors (Devon Construction). They presented a diagram of the addition they are proposing for a small two-story addition on the north and west sides of the existing structure. The overall addition is a total of 400 square feet over two floors. They showed current elevation and proposed elevation changes via the plans. – both from the road view and from the neighbor view. They are planning to add some new windows. The asphalt and shingles will stay the same and match existing materials. However, they are planning to change the color scheme on the house (siding, doors and trim) and will be using all Benjamin Moore historic colors. Ms. Fleming noted that they reviewed all the materials and such at the HARB meeting last week and received HARB approval. The only change that had to be made from the HARB meeting was to make the new upper windows off the north elevation to be larger for egress purposes.

Mr. Bedwell asked if they are putting a foundation underneath the first-floor addition at the rear. Mr. Majors stated that they will have a crawl space underneath that portion. Mr. Bedwell also noted that it will be nice to have the shutters added back to the structure.

Ms. Fleming indicated that she sent the required neighbor notifications to the 12 neighbors within 500 feet of their property. She has received 8 return-receipt cards back and one of her neighbors is on the Zoom call in support of the proposed addition.

Mr. Forbes reviewed the questions on the required HC Form.

Mr. Forbes made a motion to recommend the Board of Supervisors approve the proposed modifications and addition requested in the application for 1025 Meetinghouse Road, HR#17. Mr. Ponticello seconded and it passed unanimously.

New Business

Mr. Forbes made a recommendation that the BOS approve Patricia Kelly to fill the current vacancy on the Historic Commission. Mr. Ponticello seconded and it passed unanimously.

Mr. Forbes made a motion to adjourn the meeting at 8:06pm. Seconded by Ms. Fleming and voted unanimously. The next meeting will be April 27, 2021 at 7:15pm.

Respectfully submitted,
Jennifer Boorse
HC Secretary