

**Historical Commission of Birmingham Township  
Minutes of the meeting of November 23, 2021**

The regular meeting of the Birmingham Township Historical Committee was called to order by the Chairperson, Mike Forbes at **7:18pm** in the township building.

PRESENT: HC Members: Matt Bedwell, Kelly Fleming, Mike Forbes, Pat Kelly

ABSENT: John Ponticello

Others present: Kurt Hutter, David Witt, Brian Seidel, Brian Atkins

Mr. Forbes made a motion to approve the minutes from the October 26, 2021 meeting. Ms. Fleming seconded the motion and it passed unanimously.

**Historic Resource review, 1100 Country Club Rd application, HR#4, 5, 6**

The applicant provided an Affidavit along with proof of the required neighbor notifications. Fourteen neighbors were notified and none are in attendance this evening.

Mr. Kurt Hutter, resident and member of Radley Run, and also on the Board of Governors for Radley Run Country Club (acting Project Manager for the proposed project), is in attendance tonight to provide an overview of the project. He also has a team of people (architect, landscape architect, civil engineer and the President of the Mansion House foundation) with him to cover any items that the Historical Commission members might want to discuss as they relate to the landscape plan for the proposed project. The project that is proposed to the township currently is a new two-story club house that overlooks the 18<sup>th</sup> green of the golf course. It is a total of 8,000 square feet (4,000 per story). The proposed location of the new clubhouse is just under approximately 500 feet from the closest point to the three Historic Resources. Those three Historic Resources, which are owned by the Radley Run Country Club, are the Mansion House, the Doll House (Samuel Painter Jr house) and the Lye House (ruins of the J. Painter house). On the map there are also two other Historic Resources, not owned by Radley Run Country Club.

Mr. Witt displayed a rendering of the proposed new clubhouse and then also showed photos of the Historic Resource (Huntsman and Kennelman houses) to demonstrate the similarities of the exteriors and how the new clubhouse will compliment those features. The palette of materials they are using on the new building tie in directly with the colors of the 120-year old buildings on the same campus.

Mr. Forbes asked what the overall height of the new clubhouse is. It is approximately 35 feet high. It is built into the hill, so depending on the side you are looking at, it might appear to be either a one-story or two-story building. If you were standing at the Mansion house what would you see? You would see the two-story corner of the building behind the Huntsman house.

Ms. Fleming asked about the new parking lot and its location. Mr. Atkins replied that the new lot will house 42, but there will be 50 new overall. Total parking will be 235; handicap will be increased from 7 to 9.

Brian Seidel is the landscape architect for the plan. When looking at the plan, the areas in color are showing the additional landscaping that is being added. The grayed-out areas are existing landscaping that is being retained. The proposed landscape that is being added is centered around the site

improvements and screening parking areas and the retention basin. He noted the additional landscaping around the retaining wall at the back of the stormwater basin. He listed the many different types of vegetation that they are planning to use as screening – they are all noted directly on the landscape plan. In front of the parking lot, evergreens and deciduous trees with green and then gold and red colors later in the year, will provide the screening.

Mr. Bedwell asked if they can add some additional screening between the existing pro shop and the cart staging area - perhaps some eastern red buds or evergreens to screen the mansion house and the other historic structures. Mr. Forbes stated that the Historic Commissions' biggest concern is that the new structure doesn't dominate the Historic Resources because of the elevation difference. Thus, if landscape screening can be used to visibly hide the new building from those resources it will maintain some sense of history.

Mr. Forbes made a motion to recommend that the Board of Supervisors approve Radley Run Country Club landscape plan for the proposed new club house project with the caveat that they add additional screening to the NE corner of the new club house to better screen the view from the existing Historic Resources (Mansion house and the Doll house). Seconded by Ms. Fleming and approved unanimously.

#### **Update on the status of Battlefield Interpretation Plan; Public meeting schedule**

Mr. Forbes indicated that the Battlefield Interpretation Planning group wants to schedule a final public meeting to discuss the proposed options for Heritage Centers and Interpretative Centers. The possible dates are: Monday 12/13, Tuesday 12/14 or Thursday 12/16. Mr. Forbes is guessing that this will be Zoom meeting around the normal 7pm time frame. He just wanted to verify that any of those dates will work for our group. Once he has the final date, time and location, he will send the information out to everyone.

The Board of Supervisors is holding a public meeting to discuss the proposed changes to the Historic Commission ordinance - the meeting will be December 6th at 3pm. Mr. Forbes is hopeful that some other members of the Historic Commission can attend with him.

Mr. Forbes attended the Linden Farms event last week at Thornbury Farm and stated that they have a great story to tell and it will be an interpretative site. There was a brief discussion about the pros and cons of having the Heritage center located in Dilworthtown proper.

#### **New Business**

Mr. Forbes made a motion to cancel the December meeting. Seconded by Ms. Kelly and approved unanimously.

Mr. Forbes made a motion to adjourn the meeting at 8:18pm. Seconded by Ms. Fleming and voted unanimously. The next meeting will be January 25, 2022 at 7:00pm.

Respectfully submitted,  
Jennifer Boorse  
HC Secretary