

**BIRMINGHAM TOWNSHIP, CHESTER COUNTY
HISTORICAL ARCHITECTURAL REVIEW BOARD (HARB) MINUTES**

July 21, 2009

Chairman Anthony Webb called to order the regular July meeting of the Birmingham Township HARB at 7:07 p.m. in the Township Building. Present with the Chairman were members Scott Garrison, Pete Davenport and Frank Newhams. Elizabeth Lawrence was absent.

Because some members did not remember having received the minutes of the last (May 20) meeting, approval of those minutes was postponed until the next meeting.

There were no announcements.

Richard Gates, 989 Whitetail Lane presented an application for HARB approval. The plan showed a stone walkway. It was agreed by consensus that, because the walkway would not be a structure, it would not require HARB review or approval. Members commented that the color was compatible with the stone on the house.

Historic Guidelines: Mr. Garrison noted that, though vinyl siding is not permitted in the Historic District, at the May 20 meeting, HARB approved it for 1022 Lambourne Rd. There was much discussion about various modern materials and their endurance or lack of endurance. Mr. Webb listed things recently approved by HARB (trim, etc.) that he felt should be addressed in the guidelines. There seemed to be a consensus that vinyl and aluminum siding are still undesirable. Some new synthetic materials such as Azek, a kind of cellular PVC, and new roofing materials should be considered.

It was agreed that one reference that must be changed throughout the guidelines is BOCA. Wherever BOCA is mentioned, it should be changed to "PA UCC (Act 45 of 1999)".

Page 13 Surface materials:

- (a) Wall materials may include "fiber cement siding and cellular PVC trim."
- (b) Roofing materials: "... shadow-line-grade shingle. Charcoal, black or dark brown colors are recommended."
- (6) (c) [2]: Add "Deck surface materials: wood or composite materials are acceptable."

Page 13 Skylights: There was discussion of whether or not solar collectors should be mentioned, treated as skylights, or treated case-by-case. Mr. Newhams mentioned some safety issues and that the building code does not mention solar collectors. Mr. Newhams said that if solar collectors were specifically prohibited in the Historic District, they would be permitted in other districts by implication. It was first decided to ask the Supervisors for guidance with regard to new technologies (solar collectors, windmills, etc.). HARB members prefer not to have them on the house or visible from a road, but

want to know how the Supervisors feel about having them in the township in general. Windmills were considered unlikely, especially because they're not effective in this region. HARB would consider putting solar collectors on page 13 in the Skylights section or under a separate section. It was finally decided to wait until the next meeting to make a decision on the topic, in hopes of having input from Mrs. Lawrence.

Dr. Garrison reported that the barn at 1220 Birmingham Road (one of four Revolutionary Farms properties in the Historic District) is an unpleasant mustard yellow but that it is not egregious enough to make the owner repaint it. It is not very visible unless one is actually stopped in front of the house. HARB decided to confirm that it is a non-conforming color, but no remedial action is indicated.

With no further business, the meeting was adjourned at 8:12 p.m.

Respectfully submitted,

Jacquie Roach
(sitting in for Gail Ayers)