

**BIRMINGHAM TOWNSHIP, CHESTER COUNTY
HISTORICAL ARCHITECTURAL REVIEW BOARD MINUTES**

JANUARY 19, 2016

Chairman Tony Webb called the meeting of the Historical Architectural Review Board to order at 7:01 PM in Township building. A quorum was declared.

The following were in attendance:

Tony Webb	Chairman, HARB
Scott Garrison	Vice-Chairman, HARB
Richard Jensen	Member, HARB
Mary Pat McCarthy	Member, HARB
Gail Ayers	Secretary, HARB

HARB member Nancy Needham was not in attendance.

ANNOUNCEMENTS

There were no announcements.

APPROVAL OF MINUTES

Chairman Webb made a motion to approve the minutes from the November 17, 2015 meeting as written. Motion was seconded and approved. Ms. McCarthy abstained from voting as she was not present at the meeting.

REORGANIZATION OF COMMITTEE

Chairman Tony Webb and Vice-Chairman Scott Garrison were unanimously voted to continue in their current positions for the coming year.

1301 BIRMINGHAM ROAD

Mike Lyons, attorney for the applicants, and Brad and Kendra Adey, 1301 Birmingham Rd., were present to request approval and to obtain a certificate of appropriateness for the construction of a single family dwelling on their property. Mrs. Adey stated they had purchased the property in September 2015 and are ready to move forward with construction of the home. Along with Dennis Melton, architect and Tom Kummer, landscape architect, they feel they have developed a very good plan that fits in with the area and preserves a lot of the natural landscape of the property. They would like to begin construction as soon as possible and to reside on the property and begin maintaining it on a day- to- day basis. It has been vacant for two years.

Mr. Kummer, presented graphics showing views of the property and the surrounding trees which shows the house will be placed on the property in such a way that it will be nestled among the existing trees and will not be clearly visible from the road. There are numerous

large trees that will remain that will surround the house. There are a few trees right in front of the current house that will be removed as they affect the sight distance.

Mr. Jensen asked what the proposal was as to how the large trees would be protected during construction. The plan is to place solid fencing around them. Mr. Jensen also asked if the intersection of Thornbury and Birmingham Road would be cut back. It is a dangerous intersection, especially coming from Thornbury Rd. Mr. Kummer commented that if the right of way were cleared somewhat it would be helpful to the travelling public.

There was some discussion regarding the movement of the driveway to another location but that would require removing some nice trees. Chairman Webb's thought was that it would be safer entering and exiting the driveway than what exists and provide better sight distance. Mrs. Adey stated that leaving it where it is provides direct access to the barn. One of her goals is to rehab the barn in the future. It was one of the initial draws to the property, as she is an equestrian, and would like to rehab the barn and have horses back on the property someday. The driveway in the current location would work well for ease of deliveries to the barn.

Mr. Melton presented an overview of the project. He feels the house fits in perfectly with what the HARB guidelines call for. A rendering of the proposed house was submitted showing the style and colors to be used. The plan dated 12-07-15 was drawn by Melton Architects. The house will be a two-story farmhouse with a stone veneer and siding exterior with a three car garage. Samples of materials to be used were presented for approval. A complete list of materials and colors is attached to these minutes.

The committee went over the report that HARB is required to complete pursuant to Section 61-5-C of the Birmingham Township Zoning Ordinance.

Chairman Webb made a motion to accept the application as presented and recommend a certificate of appropriateness for the project. The motion was seconded by Mr. Jensen with the addition of a condition that the property owner be charged by us to maintain the existing Wylie House. Motion was approved by all.

CHANGE TO DESIGN GUIDELINES

Section A-127-4. Design guidelines. Under section C (8) fences, it reads that fences are limited to four feet in height. Mr. Garrison made a motion that the height be increased from four feet to five feet to be consistent with the zoning ordinance. The motion was seconded by Mr. Jensen and approved by all.

With no further business, the meeting was adjourned at 8:21 PM.

Respectfully submitted,

Gail Ayers
HARB Secretary

