

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

February 21, 2017

Chairman Tony Webb called the meeting of the Historical Architectural Review Board to order at 7:00 PM in the 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
Nancy Needham	Member, HARB
Scott Boorse	Vice-Chairman, Board of Supervisors
Judy Jensen	Secretary, HARB

ANNOUNCEMENTS

Mrs. Jensen announced that the Chester County Historic Preservation Network is holding a workshop on March 11, 2017 at the Brandywine Conservancy and Museum of Art. The workshop is titled "True Life Adventures in Historic Preservation." Any HARB members interested in attending were asked to contact the Township Office.

APPROVAL OF MINUTES

Chairman Webb made a motion to approve the minutes from the June 21, 2016 HARB meeting; as written. The motion was seconded and approved; all in favor.

HARB REORGANIZATION FOR 2017

Mr. Jensen made a motion to retain Tony Webb as Chairman of HARB for 2017. Mr. Garrison seconded the motion. The motion was approved; all in favor.

Ms. Needham made a motion to retain Mr. Garrison as Vice-Chairman of HARB for 2017. Ms. McCarthy seconded the motion. The motion was approved; all in favor.

1312 BIRMINGHAM ROAD

Robert McMinn of Belfor Construction, representing the applicant Judge Hall, was present to request approval and to obtain a certificate of appropriateness to complete the following projects on the house at 1312 Birmingham Road, former residence of Bonnie Hall (deceased):

- Roof replacement
- Siding replacement
- Shutter replacement
- Window replacement

- Repainting of existing board and batten siding on garage to match new vinyl siding

As Mr. McMinn explained, the house experienced a recent fire, which is why the renovations must be made before the home is put on the market.

Concerning the roof replacement, Mr. McMinn noted that the structural integrity of the roof over the garage was not damaged by the fire. However, the framing of the roof on the house will need to be replaced. He also noted that the roof from the garage across the front of the house will be one plane after the renovations are complete. In addition, the chimney will be re-pointed in white. The color of the roof will be Colonial Slate.

A portion of the house exterior is brick, which, Mr. McMinn noted, will be power washed. There is some siding on the house that needs to be replaced, due to fire damage. Mr. McMinn said the siding will be replaced with vinyl siding, the color of which will be Island Pearl. The shutters, which will also be replaced, will remain blue.

In addition, Mr. McMinn said the board and batten siding around the garage will be painted Island Pearl to match the vinyl siding. The replacement windows will be white. There is a deck in the back of the house that was not damaged by the fire and is not visible from the road. Mr. McMinn noted that the deck will not be replaced, but will instead be cleaned and re-stained.

Mr. Webb asked about the interior of the house. Mr. McMinn said the house is gutted to the studs and major renovations will be completed, including a new kitchen.

With regard to colors and manufacturer, Mr. McMinn noted the following:

- Roof: Certaineed Landmark Designer shingles. Color is Colonial Slate
- New siding: Contractor's Choice Variform by PlyGem. Color is Island Pearl
- Existing board and batten siding on garage: Will be painted Island Pearl to match new siding
- Windows: Viwinco argon gas windows. Color is white
- Shutters: Mid-America Building Products. Color is Classic Blue (Same color as existing shutters)

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

Mrs. Needham made a motion to accept the color changes for 1312 Birmingham Road as presented and recommend a certificate of appropriateness for the project. Mr. Jensen seconded the motion. The motion was approved; all in favor.

1301 BIRMINGHAM ROAD

Kendra Adey, applicant, was present to request approval and to obtain a certificate of appropriateness to complete the following projects on the house at 1301 Birmingham Road, owned by Kendra and Bradley Adey:

- Placement of two prefabricated run-in-sheds for animal shelter in pastures. One shed is 8' by 10'; the second shed is 8' by 12'.

Mrs. Adey said her family has recently rescued two mini horses; one of which is pregnant and due to give birth this spring. She is seeking approval of the sheds for shelter for the horses.

Mrs. Adey provided a plot plan indicating that the 8' by 10' shed will be placed near Thornbury Road, while the 8' by 12' shed will be placed near Birmingham Road. Mr. Jensen noted that due to the way in which the property is situated on Birmingham and Thornbury Roads, the property actually has three front yards. Therefore, it's possible that the placement of the one shed near Thornbury Road will not meet the required setback. Mr. Jensen will review the zoning ordinance and confirm whether the placement of the shed will need to be moved slightly to meet setback requirements.

With regard to colors and manufacturer, Mrs. Adey noted the following:

- Roofing on both sheds: 30 year ARC shingles. Color is Weatherwood.
- Siding on both sheds: Painted LP Smart Panel Siding. Color is white.

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

Mr. Jensen made a motion to accept the application for the two sheds as presented with regard to the roofing, siding and size, with the actual location of both sheds to be determined after a review of the Township's zoning ordinance. Ms. Needham seconded the motion. The motion was approved; all in favor.

800 Birmingham Road

Robert Santoleri of TerraSol Energies, Inc., representing the applicant Matt Rocca, was present to request approval and to obtain a certificate of appropriateness to install a PV solar power system on the existing roof of the house at 800 Birmingham Road, owned by Matt and Beth Rocca.

According to the literature supplied by Mr. Santoleri, the Photovoltaic solar power system will provide the Rocca home with clean, renewable and safe electricity from the sun. The solar system is designed to offset not more than 60 percent of the homeowner's current annual electricity usage. The solar installer will complete all the appropriate means to ensure the solar system is built in accordance with PECO utility provider standards. This will include, but is not limited to, obtaining interconnection approval from PECO. In addition, TerraSol Energies, Inc. has designed a system to accommodate 21 solar panels on the southwestern rear facing rooflines of the home. The panels will be located on the back of the house and therefore will not be seen from the road.

Mr. Boorse asked if the house is classified as a Class I, II or III structure, in which case, zoning requirements would have to be reviewed with regard to installing solar panels. Mr. Jensen, after looking into the matter, determined that the house is not a Class I, II or III structure.

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

Concerning a motion on the application, Mr. Webb recused himself from voting since, as an architect, he has done work on the house. Ms. Needham also recused herself from voting since she is a neighbor of the Rocca's.

Mr. Jensen made a motion to accept the application as presented and recommend a certificate of appropriateness for the installation of solar panels on the back of the existing roof of the house at 800 Birmingham Road. Mr. Garrison seconded the motion. The motion was approved; three in favor with two abstentions.

1003 LAMBOURNE ROAD

Sue Walter, applicant, was present to request approval and to obtain a certificate of appropriateness to complete the following projects on the house at 1003 Lambourne Road, owned by Sue and Keith Walter:

- New kitchen, laundry room and finished second floor guest room
- Window and door replacement

Because the application and accompanying plans were not submitted until the day of the HARB meeting, HARB members were not able to review the plans until just before the meeting started. Therefore, they did not feel they had sufficient time to review the entire application. Due to this fact, HARB only considered the window and door replacements as outlined by Mrs. Walter.

Mrs. Walter is seeking to replace three windows (kitchen; powder room/potting area; and kitchen box bay), as well as two doors (breakfast area; and potting area). The three windows will be Anderson 400 Series Casement windows. The breakfast area door will be an Anderson 400 Series Frenchwood Gliding Patio door. The potting area door will be an Anderson 400 Series Frenchwood Hinged Patio door. The color of the three windows and two doors will be white.

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

Mr. Jensen made a motion to accept the application for the replacement of three windows and two doors on the house at 1003 Lambourne Road as presented and recommend a certificate of appropriateness for the project. Mr. Garrison seconded the motion. The motion was approved; all in favor.

With no further business, the meeting was adjourned at 8:25 PM.

Respectfully submitted,

Judy Jensen
HARB Secretary