

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

June 20, 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
Judy Jensen	Secretary, HARB

ANNOUNCEMENTS

There were no announcements at tonight's meeting.

APPROVAL OF MINUTES

The minutes of the April 18, 2017 HARB meeting were approved, as written; all in favor.

1362 Brinton Run Drive

Carla Robertson, applicant, was present to request approval and to obtain a certificate of appropriateness to complete the following projects on the house at 1362 Brinton Run Drive, owned by Carla Robertson:

- Repaint the exterior cedar siding using Benjamin Moore, color Revere Pewter

Ms. Robertson noted that the existing cedar siding on the house is in need of repainting. She has chosen Benjamin Moore, color Revere Pewter (HC-172). The trim will remain white and the shutters will remain black. Ms. Robertson asked about the difference between using a solid stain or paint. Since the siding is cedar, Mr. Jensen recommended she use two coats of solid stain.

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 color change for 1362 Brinton Run Drive as presented and recommend a certificate of appropriateness for the project. Ms. McCarthy seconded the motion. The motion was approved; all in favor.

1012 Revolutionary Drive

Caroline Dougherty, applicant, was present to request approval and to obtain a certificate of appropriateness to complete the following projects on the house at 1012 Revolutionary Drive, owned by Caroline Dougherty:

- Install a shed
- Replace stucco with Hardie Board siding
- Replace wood siding with Hardie Board siding
- Replace shutters.
- Replace existing windows and doors with new Anderson windows and doors
- Replace existing trim
- Paint existing door
- Replace pavers by pool

Concerning Requested Changes to the House (1012 Revolutionary Drive):

Ms. Dougherty noted that the stucco on the house is in bad shape and has water infiltration that has damaged a section of flooring in the house. Rather than remediating the stucco, she would like to replace the stucco with Hardie Board Panel. On the garage end of the house, she would like to replace the existing wood siding with Hardie Board. The Hardie Board in the back of the house will be planked. The Hardie Board at the garage end of the house will be installed to resemble Board and Batten. The color of the Hardie Board for both the stucco replacement in the back of the house and the wood siding replacement at the garage end of the house will be Navajo Beige.

Mr. Jensen asked whether there was any water damage under the stone on the front of the house. Ms. Dougherty said that an inspection of the house did not indicate that there was any damage under the stone and that the stone seemed to be in good shape.

Ms. Dougherty noted that she will be replacing the windows and doors with new Anderson windows and doors. The color will be white. She is also replacing the shutters with Atlantic Shutter System shutters, the color of which will be black. The first floor shutters will be standard raised panel. The second floor shutters will be rail louvered shutters with "S" holdbacks.

Ms. Dougherty will replace the existing trim on the house with Azek Traditional Trim, color white. She also plans to paint the existing front door black, to match the shutters.

Ms. Dougherty mentioned that she is also considering adding white columns on the front porch overhang. The columns would go from the end of the overhang to the concrete pad. HARB members liked the idea, agreeing that the columns would make the front porch look more finished.

HARB members asked about the chimney, which is currently stucco. Ms. Dougherty noted that she does not have any plans at the present time to change the chimney.

Mr. Webb noted that, rather than painting the existing front door black, Ms. Dougherty might want to choose a different color for the door. He thought a nice accent color would dress up the house.

Mr. Garrison made a motion to accept the following changes for 1012 Revolutionary Drive as presented and recommend a certificate of appropriateness for the project:

- Replace stucco with Hardie Board siding (Hardie Panel), color Navajo Beige
- Replace wood siding on garage end of house with Hardie Board siding (panel and plank to resemble Board and Batten), color Navajo Beige.
- Replace shutters with Atlantic Shutter Systems shutters, color black. First floor will be standard raised panel shutters, second floor will be rail louvered shutters with “S” holdback.
- Repaint existing front door, color will be decided by the homeowner.
- Replace existing windows and doors with Anderson windows and doors, color white.
- Replace existing trim with Azek Traditional Trim, color white.
- Add two columns to front porch overhang.

Mr. Jensen seconded the motion. The motion was approved; all in favor.

Concerning the shed application (1012 Revolutionary Drive):

Ms. Dougherty would like to install a two-story, 24 foot by 24 foot prefabricated (wood siding) shed at the rear of the property. She said she chose the location because the shed would not be seen from the road and also would not interfere, she feels, with the view of her neighbor. The shed will have wood siding, the color of which will be Navajo White (which will match the Hardie Board color of the house). The shutters on the shed will be standard flat panel, color black to match the black shutters on the house. The roof shingles will be GAF Architectural Shingles, color Weatherwood. The shed will be used for storage of accessory items, such as those used for the pool.

Mr. Jensen said that he will have to review the location of the shed. At present time, its proposed location puts the shed at 10 feet from the property line. Mr. Jensen believes the Township zoning requires a 20-foot setback, in which case the proposed location for the shed will have to be relocated.

Ms. Needham made a motion to approve the two-story, 24 foot by 24 foot shed, with the colors presented and recommend a certificate of appropriateness for the project, subject to setback compliance with Township zoning requirements. Mr. Jensen seconded the motion. The motion was approved; all in favor.

Concerning pavers around the pool (1012 Revolutionary Drive):

Ms. Dougherty would like to replace the existing pavers around the backyard pool. Because the pool cannot be seen from the road, Mr. Jensen does not feel the paver replacement project needs HARB approval. However, if Ms. Dougherty plans to increase the paver area in any way, which would increase the impervious coverage, she might need to file a permit. Mr. Jensen asked Ms. Dougherty to let him know if she decides to add to the paved area and, if so, what square footage is being added.

Concerning the projects for 1012 Revolutionary Drive as presented at tonight's HARB meeting, the committee reviewed the report that HARB is required to complete pursuant to Section 61-5.C of the Birmingham Township Zoning Ordinance.

Lenape Road Over Brandywine Creek Floodplain

PennDOT, on behalf of the Federal Highway Administration, is proposing a bridge rehabilitation project for the Lenape Road over the Brandywine Creek Floodplain. The Lenape Road Bridge is listed on the National Register of Historic Places. PennDOT is offering the Township an opportunity to apply to participate in the consultation regarding historic properties pursuant to the Advisory Council on Historic Preservation's (ACHP) regulations implementing Section 106 of the Historic Preservation Act. Section 106 requires federal agencies to take into account the effects that their federally funded or permitted activities and programs have on significant historic properties, defined as properties that are included in, or eligible for inclusion in, the National Register of Historic Places. The ACHP regulations require federal agencies to seek out consulting parties and request their views. To this end, PennDOT is asking that organizations nominate one representative to participate on behalf of the group.

HARB Chairman Tony Webb volunteered to represent HARB in the bridge rehabilitation project for the Lenape Road bridge rehabilitation project.

Public Comment

Simon Benfield, 1001 Country Club Road, inquired about the road closures in the Township. Due to the Rte. 926 bridge reconstruction, HARB members noted that the road closures are in effect while the road is being elevated near the FenceWorks property. This action will help to remediate flooding, which has been a frequent problem near the bridge.

With no further business, the meeting was adjourned at 7:40 PM.

Respectfully submitted,

Judy Jensen
HARB Secretary