

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

September 19, 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 July 18, 2017 HARB meeting were approved, as written; all in favor.

1025 Meetinghouse Road

Kelly Fleming, applicant, was present to request approval and to obtain a certificate of appropriateness to complete the following project on the house at 1025 Meetinghouse Road, owned by Stephen and Kelly Fleming:

- Install a 12-foot by 25-foot shed with an 8-foot lean-to

Mrs. Fleming said that there is an existing shed on the property, located close to the bank of a creek that runs through the property. The existing shed is in poor condition and the Flemings plan to remove it. They propose to install a new shed at a different location so that it is not as close to the creek as the present shed.

The shed the Flemings are proposing is a 12-foot by 25-foot shed with an 8-foot lean-to. The concrete pad that will be installed will be 12-feet by 25-feet. When asked if the space below the lean-to section of the shed will be concrete, pavers or grass, Mrs. Fleming said that the area will remain as grass. The shed will face Meetinghouse Road.

Mr. Jensen noted that according to the plan submitted, it appears that the location for the new shed will be approximately 35 feet from the rear property line, which meets the Township's minimum setback requirements of 25-feet for accessory structures, such as sheds. Mr. Webb questioned the location of the shed as depicted on the plan. Mr. Jensen said that while it appears that the setback requirement has been met, he suggested that a

stipulation be made that the shed may not be located any closer than 35 feet to the rear property line.

Mrs. Fleming said the shed will have pine siding. The siding will resemble board and batten. The color as indicated by the manufacturer is red. All trim on the shed will be the same color red as the board and batten siding. The roof will be metal; the color will be Burnished Slate. There are three drop vents on the backside of the shed, which can be opened for air circulation. The drop vents, which do not have glass panes, will also be the same color red as the board and batten siding.

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

Ms. Needham made a motion to approve the 12-foot by 25-foot shed with the 8-foot lean-to as presented, with a stipulation that the shed may not be located any closer than 35 feet to the rear property line, and recommend a certificate of appropriateness for the project. Ms. McCarthy seconded the motion. The motion was approved; all in favor.

1010 Little Ridge Drive

Jason and Caryn Berstein, applicants, were present to request approval and to obtain a certificate of appropriateness to complete the following projects on the house at 1010 Little Ridge Drive, owned by Jason and Caryn Berstein:

- Remove stucco from exterior of house
- Replace stucco with Hardie Plank siding and stone
- Install new windows
- Paint rear screened-in porch
- Install white Azek trim

Mr. Berstein noted that the stucco on the house is in bad shape and needs to be remediated. He is proposing to have the stucco completely removed and replaced with a combination of stone and Hardie Plank Siding. The main section of the front of the house will be stone (three types of stone will be used). A short stone knee wall will extend along the remainder of the front of the house and then wrap around the garage side of the house and a portion of the back of the house. Hardie Plank Lap Siding will be installed above the knee wall on the front of the house; the color will be Light Mist. The front of the dormers will be white Azek. The sides of the dormers will be Hardie Plank Lap Siding; color Light Mist.

The back of the house will be sided with Hardie Plank Lap Siding; the color of which will be Light Mist. Above the knee wall on the garage side of the house, Hardie Plank Lap siding, color Light Mist, will be installed. The opposite side of the house will be sided with Hardie Plank Lap Siding; color Light Mist. At the eave line of the roof on both sides of the house, Mr. Berstein said Hardie Plank Lap Siding will be installed to resemble board and batten. The color of the board and batten section will be Boothbay Blue.

The first 10 feet of stucco on the chimney will be removed and replaced. The remainder of the stucco will be cleaned. The chimney will then be painted a neutral color, similar to the current color.

All trim work on the house will be replaced with Azek white trim.

The windows will be replaced with Andersen Woodwright windows; the color will be Dark Bronze. The trim around the windows will be white Azek trim.

Mr. Bernstein noted that the existing shutters will be removed and at present time, there is no plan to replace the shutters. The garage doors and front door will be repainted, but a color has not yet been chosen. Mr. Jensen noted that when the Bersteins decide to paint the garage door and front door, they will have to come back to HARB to present the colors chosen. Also, if they decide in the future to replace or repaint the shutters, they will also have to come back to HARB to present the shutter color chosen.

Mr. Bernstein noted that they plan to replace some of the wood on the back screened-in porch with siding and then paint the remainder of the wood on the porch to match the siding. The color of the back porch will be Boothbay Blue to match the Hardie Plank siding. The screening will be replaced.

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

Mr. Webb made a motion to accept the presentation of the siding, stone, window replacement, trim and screened-in porch as presented and recommend a certificate of appropriateness for the project. Color choices for the garage door, front door and shutters (if the Bersteins decide to reinstall the shutters), will be considered at a future HARB meeting. Mr. Jensen seconded the motion. The motion was approved; all in favor.

With no further business, the meeting was adjourned at 7:50 PM.

Respectfully submitted,

Judy Jensen
HARB Secretary