

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

November 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
Richard Jensen	Member, HARB
Mary Pat McCarthy	Member, HARB
Judy Jensen	Secretary, HARB

Absent from the meeting was Vice-Chairman Scott Garrison.

ANNOUNCEMENTS

Mrs. Jensen announced that HARB Member Nancy Needham has resigned from HARB due to a move from the Township, which leaves a vacancy on the HARB committee.

Mrs. Jensen handed out the schedule for HARB meetings for 2018. Because the meeting scheduled for May 15th is Election Day, HARB members agreed to move the May 15th meeting to Wednesday, May 23rd.

APPROVAL OF MINUTES

Since Tony Webb did not attend the October 17, 2017 HARB meeting, he could not approve the October HARB minutes, which meant there was not a quorum at tonight's meeting to approve the minutes. Therefore, approval of the minutes of the October 17, 2017 HARB meeting were tabled until the next HARB meeting.

1006 Radley Drive

John G. Reyerson, Jr. and Carolyn Reyerson, applicants, were present to request approval and to obtain a certificate of appropriateness to complete the following project on the house at 1006 Radley Drive, owned by John G. Reyerson, Jr. and Carolyn Reyerson:

- Installation of a new composite deck, boards and railing

Mr. Reyerson noted that they have been in the Township since 1985 and are the original owners of the home. The current deck is 12 foot by 12 foot. The wood of the deck, which is original, is beginning to rot in places. Mr. and Mrs. Reyerson would like to replace the deck with the following composite materials:

- Floor of the deck and step treads will be Trex Transcend; color will be Tiki Torch
- Skirt of the deck and step risers will be Trex Transcend; color will be Vintage Lantern

- The posts and railings on the deck will be Azek Premier Rail System; color will be Kona
- Rungs of the deck railing will be a black color and round in shape.

Mr. and Mrs. Reyerson do not plan to increase the size of the new deck. It will remain a 12 foot by 12 foot deck. After viewing the drawing that the builder/contractor Brian McGinty (McGinty Home Improvements, Inc) submitted, Mr. Webb said that he cannot approve the drawing as submitted, nor did he feel that the project should be approved with the submitted drawing. Mr. Webb noted that he has no concerns with the materials presented; his concerns were only with the drawing. Mr. Jensen said the new steps should resemble the current steps as depicted in the photograph that Mr. Reyerson submitted to HARB, adding that Mr. McGinty will have to correct his drawing to get approval for the building permit.

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 approve the samples for the deck as presented, which is replacing like-in-kind (12 foot by 12 foot with no change to footprint), and that a correct structural drawing be submitted for approval for a building permit. Ms. McCarthy seconded the motion. The motion was approved; all in favor.

Since the sample of the post and rails might be needed by the material supplier between tonight and the December Board of Supervisors' meeting, when the Supervisors will review the HARB application, Mr. Reyerson took the samples home with him and said he will bring all the samples to the BOS meeting on December 4th.

With no further business, the meeting was adjourned at 7:45 PM.

Respectfully submitted,

Judy Jensen
HARB Secretary