

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

March 26, 2018

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
Dan Hill	Member, Board of Supervisors
Judy Jensen	Secretary, HARB

Absent from the meeting was Member Chris Nash.

ANNOUNCEMENTS

There were no announcements at tonight's meeting.

APPROVAL OF MINUTES

The minutes of the February 20, 2018 meeting were approved, as written; all in favor.

1031 COUNTRY CLUB ROAD

Danilo Maffei, Principal and Managing Member of Maffei Landscape Design, LLC, attended the meeting to represent Kevin and Julia Gates, applicants, who are requesting approval and to obtain a Certificate of Appropriateness to complete the following project at 1031 Country Club Road, owned by Kevin and Julia Gates:

- Demolition of the house

Mr. Maffei said that Mr. and Mrs. Gates purchased the property at 1031 Country Club Road. Their intent is to design and build a new house and therefore, they would like to apply for a Certificate of Appropriateness for the demolition of the existing house on the property. The property is approximately 6 acres and the existing house was built in 1995.

Mr. Webb questioned whether HARB could consider the request to demolish the existing house without being presented plans for the design of the new house. Mr. Jensen noted that approval of the demolition is not contingent on seeing plans for a new structure since the application is only to demolish the existing structure.

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 a Certificate of Appropriateness for the demolition of the house at 1031 Country Club Road. Mr. Garrison seconded the motion. The motion was approved; three in favor and one abstention. Mr. Webb abstained from the vote.

1040 LITTLE RIDGE DRIVE

Doug Haines, applicant, was present to request approval and to obtain a Certificate of Appropriateness to complete the following projects on the house at 1040 Little Ridge Drive, owned by Doug and Jean Haines:

- Remove existing stucco and replace it with James Hardie siding, color Cobble Stone, style Select Cedarmill
- Replace trim with HardieTrim, color white
- Replace soffits with HardieSoffit Panels, color white
- Replace windows with Andersen windows, same style and color as currently on the house
- Remove stucco from chimney and replace with natural stone veneer
- Replace roof with GAF Ultra HD Shingles, color Pewter Gray

Mr. Haines said that the stucco on the house will be removed and replaced with James Hardie siding. The color will be Cobble Stone and the style will be Select Cedarmill. The majority of the Hardie siding will be lap siding (7 inch exposure). However, on a small section on the front of the house and on a window above the garage, the siding will be Hardie shingles, color Cobble Stone.

The existing stone on the front of the house will remain as it is currently. The stucco on the chimney will be removed and replaced with natural stone veneer. The trim on the house will be HardieTrim, color white. The soffits will be HardieSoffit Panels, color white. The windows will be replaced with Andersen windows. The style and color of the windows will be the same as is currently on the house. The shutters will remain black. The garage doors will not be replaced. The roof replacement will be GAF Shingles Ultra HD, color Pewter Gray.

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 stucco remediation project and roof replacement as presented for 1040 Little Ridge Road. Mr. Webb seconded the motion. The motion was approved; all in favor.

With no further business, the meeting was adjourned at 7:24 PM.

Respectfully submitted,

Judy Jensen
HARB Secretary