

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

**June 19, 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
Christopher Nash	Member, HARB
Dan Hill	Member, BOS
Judy Jensen	Secretary, HARB

**ANNOUNCEMENTS**

There were no announcements at tonight's meeting.

**APPROVAL OF MINUTES**

The minutes of the March 26, 2018 HARB meeting were approved, as written; all in favor.

**964 WES MOORE DRIVE**

Ronald and Joan Bixler, applicants, were present to request approval and to obtain a certificate of appropriateness to complete the following projects on the house at 964 Wes Moore Drive, owned by Ronald and Joan Bixler:

- Remove the stucco from the home and replace it with JamesHardie siding, color will be Cobble Stone
- Replace the roof with Timberline HD GAF shingles, color will be Mission Brown.

Mr. Bixler said that a report on the stucco on the house indicates that it is failing. They have hired Reaction Exteriors to remove the stucco and install the new siding.

Steve Bonatsos, owner of Reaction Exteriors, noted that all the stucco will be removed from the house and will be replaced with JamesHardie siding. The color of the JameHardie siding will be Cobble Stone. The roof will also be replaced with Timberline HD GAF shingles. The color of the roof will be Mission Brown.

The stone on the front of the house will remain. In addition, the stucco under the arch, which is protected from the weather, will not be removed unless it is found to be damaged. All other stucco will be removed and replaced with siding.

At the present time, there are no plans to put shutters on the house after the JamesHardie siding is installed. If, at a later date, Mr. and Mrs. Bixler decide they want to put shutters back on the house, they understand that they will have to attend another HARB meeting to discuss their color choice for the shutters.

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

Ms. McCarthy made a motion to approve the stucco remediation project and the roof replacement project for 964 Wes Moore Drive as presented. Mr. Webb seconded the motion. The motion was approved; all in favor.

#### **1010 REVOLUTIONARY DRIVE**

Trish Kozelka, applicant, was present to request approval and to obtain a certificate of appropriateness to complete the following project on the house at 1010 Revolutionary Drive, owned by T.J. and Trish Kozelka:

- Remove all stucco that was installed over the existing cedar siding. Replace any damaged cedar siding after stucco is removed. Paint all cedar siding, color will be Benjamin Moore Dove Wing.

Mrs. Kozelka said they are in the process of selling the house. They had a buyer, but an inspection of the house revealed that someone had applied stucco over the cedar siding. Mrs. Kozelka said they would like to have the stucco removed. They plan to keep the cedar siding, although if any of the cedar siding is found to be damaged after the stucco is removed, it will be replaced. Once all the cedar siding is fixed, it will be painted. The color will be Benjamin Moore Dove Wing. The brick and siding that is currently on the house will remain as is.

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

Ms. McCarthy made a motion to approve the stucco remediation project for 1010 Revolutionary Drive as presented. Mr. Nash seconded the motion. The motion was approved; all in favor.

With no further business, the meeting was adjourned at 7:18 PM.

Respectfully submitted,

Judy Jensen  
HARB Secretary