

Birmingham Township

Chester County

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BIRMINGHAM TOWNSHIP, CHESTER COUNTY HISTORICAL ARCHITECTURAL REVIEW BOARD MINUTES

April 20, 2021

Chairman Scott Garrison called the Zoom meeting of the Historical Architectural Review Board to order at 7:04 PM. A quorum was declared.

The following were in attendance via Zoom:

Scott Garrison	Chairman, HARB
Christopher Nash	Vice-Chairman, HARB
Richard Jensen	Member, HARB
Mary Pat McCarthy	Member, HARB
Daniel Campbell	Member, HARB
Dan Hill	Member, Board of Supervisors
Melissa Urbany	Secretary, HARB

Not in attendance: *All were in attendance*

ANNOUNCEMENTS

There were no announcements at tonight's meeting.

APPROVAL OF MINUTES

Mr. Jensen made a motion to approve last month's minutes, Ms. McCarthy seconded the motion. The March 16, 2021 HARB meeting minutes were approved, as written; all in favor.

Review HARB Material List in the Township Code Appendix

HARB Guidelines, as they pertain to subdivisions, do not come into play as much as in the past as there is minimal land available for development in the residential areas of the township and specially within the HARB District.

In regards to last month's tree discussion, Mr. Garrison looked into the Forestry section of the code, and it's more or less how many trees are forested rather than cutting down individual trees. It would be up to the Board of Supervisors to decide whether or not they'd like to edit the code to include a forestry regulation.

- **HARB Materials List Review**

- **5. Surface Materials**

- **5b. Roofing materials:** Replace “GAF Timberline or equal” with “dimensional-cut asphalt shingle roofing”
- **5d. Colors:** Remove “Finnaren & Haley” as they are no longer in business
- **5e. Texture:** Add that “rough sawn clapboard siding is not appropriate”. Remove roofing from paragraph as it was already covered in 5b.

- **6. Exterior Features**

- **6c1. Deck materials:** remove “Trex” and replace with “man-made composite” or “simulated wood”
- **6c3. Railings:** Remove “BOCA” and replace with “the most current Pennsylvania Uniform Construction Code”
- **6g. Cupolas and roof ornaments:** Change to: “Cupolas and roof ornaments are permitted but shall be simple roof ventilators and custom built cupolas similar to those found on local farm outbuildings, subject to specific designs.”
- **6h. Shutters:** Add in a sentence stating that “we prefer shutters to be mounted on the trim of the window but will be determined on a case by case basis.” Ms. McCarthy suggests adding a clause stating that mounting shutters this way keeps the historic integrity of the home so the homeowner understands why it is preferred.
- **6i. Exterior trim:** Replace “Boral” with “Materials to be man made composite, PVC, or natural wood.”

- **7. Pools and Enclosures**

- **7b. Enclosures and fences:** Remove “BOCA” and replace with “Birmingham Township Zoning Ordinance”

- **8. Fences:** Replace “2015 International Residential Code” with “International Residential Code as adopted by the current PA UCC.”

- **9. Outbuildings**

- **9b. Prefabricated outbuildings and sheds:** Change last sentence to: “Prefabricated metal or plastic mini-barn type buildings are not permitted.”

Discuss HARB Boundaries and Overall Guidelines

All agreed that properties in Fieldpoint and Knolls should not be included. Each has an open space buffer, 1326 (Knolls) and 1335 (Fieldpoint,) therefore, the individual properties in Fieldpoint and the Knolls can be removed. However, the open space buffers should remain within the boundaries.

Mr. Garrison noted that the line on the first .PDF map did not appear clear on Daniel Davis Lane and Alexander Lane, but after reviewing the HARB map on the Township's website, it was clear cut that they sit totally within the HARB district.

Mr. Garrison concluded, and Mr. Hill agreed that it's cut and dry, Fieldpoint and Knolls should be removed. The next step will be for Mr. Garrison to discuss with Mr. Boorse, then a motion will be made once everyone has reviewed it.

Public comment

There was no public comment.

With no further business, Mr. Jensen made a motion to adjourn the meeting at 8:10 PM. Ms. McCarthy seconded, all in favor.

Respectfully submitted,
Melissa Urbany
HARB Secretary