

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

March 16, 2021

Chairman Scott Garrison called the Zoom meeting of the Historical Architectural Review Board to order at 7:09 PM. A quorum was declared.

The following were in attendance:

Scott Garrison	Chairman, HARB
Richard Jensen	Member, HARB
Mary Pat McCarthy	Member, HARB
Daniel Campbell	Member, HARB
Dan Hill	Member, Board of Supervisors
Judy Jensen	Substitute Secretary, HARB

Absent from the meeting was Vice-Chairman Christopher Nash.

ANNOUNCEMENTS

There were no announcements at tonight's meeting.

APPROVAL OF MINUTES

The minutes of the February 16, 2021 HARB meeting were approved, as written; all in favor.

1025 MEETINGHOUSE ROAD

Stephen and Kelly Fleming, applicants, attended the Zoom meeting to request approval and to obtain a certificate of appropriateness to build a two-story addition on the north and west side of the house at 1025 Meetinghouse Road, owned by Stephen and Kelly Fleming. Also attending the meeting for the applicants were Joe Mackin, architect with Period Architects, and Todd Majors, owner of Devon Construction Management LLC.

Mr. Fleming said that the plans are to add a small addition on the north and west side of the house. Two small windows will be added to the upper bedroom. Window shutters will also be added. The pitch of the roof addition will match the roof pitch on the rest of the house.

Colors and materials for the addition are as follows:

- Roofing on addition: Will match the existing roofing.
- Siding: Benjamin Moore; color will be Grant Beige. The siding will match the existing German shiplap siding.
- Shutters: Benjamin Moore; color will be Cottage Red.
- Trim: Benjamin Moore; color will be Kingsport Grey.

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 application for 1025 Meetinghouse Road as presented and recommend a certificate of appropriateness for the project. Ms. McCarthy seconded the motion. The motion was approved; all in favor.

REVIEW OF HARB BOUNDARIES AND GUIDELINES

Mr. Garrison noted that the Board of Supervisors, at their next public meeting, plan to discuss the HARB district map to assess whether boundaries for the district might need to be slightly changed. At tonight's meeting, HARB members noted that there are a few instances where the HARB boundaries run through a parcel, but do not include the structures on the parcel. This makes it difficult to determine whether or not the owners of the parcel need to apply to HARB for a certificate of appropriateness when they wish to make a change to their house. This is especially true for some of the houses on Fieldpoint Drive and in the Knolls of Birmingham.

Mr. Garrison also noted that since the Board of Supervisors will be discussing potential changes to the HARB ordinance, he asked HARB members to review the HARB guidelines over the next few weeks to see if they felt any revisions should be made that would bring the guidelines up to date.

One item also discussed at tonight's meeting was whether or not the Township has a tree ordinance, and if it does, how such an ordinance might affect HARB applications and decisions.

With no further business, the meeting was adjourned at 7:59 PM.

Respectfully submitted,

Judy Jensen
HARB Substitute Secretary