

Birmingham Township

Chester County

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BIRMINGHAM TOWNSHIP, CHESTER COUNTY HISTORICAL ARCHITECTURAL REVIEW BOARD (HARB) MINUTES

March 21, 2023

Election of Vice-Chairman

Mr. Shields motioned to nominate Mr. Nash as Vice Chairman for 2023. Mr. DiMartini seconded; all in favor.

The following were in attendance:

Mary Pat McCarthy	Chairman, HARB
Christopher Nash	Vice-Chairman, HARB
Daniel Campbell, AIA	Member, HARB
Dave Shields	Member, HARB
Vincent DiMartini	Building Code Official
Dan Hill	Board of Supervisors
Melissa Urbany	Secretary, HARB

Ms. McCarthy called the meeting of the Historical Architectural Review Board to order at 7:00 PM in the Birmingham Township Building. A quorum was declared.

APPROVAL OF MINUTES

Mr. Nash motioned to approve the February 21, 2023 minutes with no additions or changes. Mr. DiMartini seconded; all in favor.

Announcements/Training

There were no announcements.

Raife Cebeci, Partner, BR Partners, LLC/1385 Birmingham Road Pergola Structure in front of the Montessori School Building

The Cebecis were present to discuss building an open air, four posted natural wood pergola structure at their Montessori School located at 1385 Birmingham Road. The proposed location is more than 70 feet away from the street and inside of a fence so its visibility would be partially blocked. They previously used umbrellas for shade/shelter and found them to be dangerous and

not long lasting. HARB members all agree that the pergola is appropriate and well within guidelines.

Mr. Campbell motioned to approve the open air natural wood pergola. Mr. Nash seconded; all in favor.

Joseph & Jennifer Zuccherro/1120 Alexander Lane/Screened in Porch over Existing Deck

The Zuccherro's contractor was present tonight to discuss building a screened in porch over their existing deck. The proposed structure would be 14'x14' and cover half of the deck. It would match the house and use the same siding, shingles and white Azek trim and would not be visible from the street, neighbors yard, or neighborhood behind the property.

Mr. DiMartini noted that the Zuccherros will need a stamp of approval from an engineer on the footing as the deck will now be considered a porch. Mr. DiMartini motioned to approve the application as presented with the matching siding, roof, and white Azek trim. Mr. Nash seconded; all in favor.

Mary Kate & Jay Piccini/934 Stoney Run Dr./Swimming Pool

Mr. Jay Piccini was present at tonight's meeting requesting approval to build a free form shaped residential in-ground pool surrounded by 5' black aluminum fencing. The application originally listed 4' fencing but Mr. Piccini has since updated the height to 5'. The pool location would not be visible by street and material would consist of concrete, paved coping and decking and be landscaped to include a retaining wall, river rock, stone and boulders for decoration. The planned color scheme is brown, tan, gray, greige to resemble natural PA fieldstone. HARB requested there be a note stating that the pool system chosen should not cause contamination of the ground behind the home as there is a creek close in proximity. Mr. Piccini agreed to follow up with the pool company on this.

Mr. Nash motioned to approve the application for a concrete pool with paved coping and decking, landscaping as described with colors to resemble natural PA fieldstone and 5' black aluminum fencing, provided the chosen pool system does not cause contamination of the ground behind the house. Mr. Shields seconded; all in favor.

With no further business, Mr. Nash motioned to adjourn the meeting. Mr. Campbell seconded; all in favor. The HARB meeting was adjourned at 7:35 PM.

Respectfully submitted,

Melissa Urbany, HARB Secretary