

Birmingham Township

Chester County

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

December 19, 2023

The following were in attendance:

Mary Pat McCarthy	Chairman, HARB
Scott Garrison	Member, HARB
Daniel Campbell, AIA	Member, HARB
Vincent DiMartini	Building Code Official
Melissa Urbany	Secretary, HARB

The following were not in attendance:

Christopher Nash	Vice-Chairman, HARB
Dan Hill	Member, Board of Supervisors

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 NOVEMBER 21, 2023

Mr. Garrison motioned to approve last month's minutes. Mr. Campbell seconded. The minutes were unanimously approved.

Announcements/Training

The 30th year of the Town Tours and Village Walks program was sent to HARB members via email and will take place summer of 2024.

931 Stoney Run Road/Patio/Stone/Porch/Walkway

The O'Donnells were present tonight requesting a HARB recommendation for exterior home projects that include a porch addition, adding shutters, front door replacement, replacing Hardie Plank with stone, covering chimneys with stone, and building a new outdoor flagstone patio, walkway and fireplace. The home is not visible from Birmingham Road.

The majority of the exterior is currently covered in Hardie fiber cement siding. They plan to remove and place stone on the entire front center tower of the house, on the left and right front

only under the windows and on the chimneys which are located on the back and left side. They also plan to add black raised panel composite shutters to ten of the front windows; four on the main tower, two on the garage, four on the tower where the front door is located. They will be 15" wide on each side, half the width of the window, making them historically appropriate.

The front of the home currently has a small roof over the stoop. The O'Donnells would like to keep the same width but extend the depth to about 8' to allow enough room for chairs. The roof material will be black standing seam, have a gable with matching Hardie, and be supported by wood posts. Mr. Campbell believes if the posts are trimmed in all Azek they will look quite heavy. He suggests Azek or stone only on the base.

The front door will also be replaced with almost the exact same style as the current except with a square transom instead of rounded. The material will be composite made to look like natural brown wood. The side lights will remain the same.

Currently, the back of the home has a deck that steps down to the lawn which slopes upwards. The proposed plan is to build a bluestone (flagstone) patio off the deck with a fireplace and a sitting height retaining wall into the rise of the yard. There will also be two flagstone pathways; one leading to the patio and one to the driveway on the side of the home.

Mr. Campbell made a motion to approve the replacement front porch with white Azek posts and black standing seam metal roof, a replacement single composite brown door made to look like wood with sidelights and rectangular transom, stone veneer over front walls of house to the height of window sills, and the whole front block under and above the porch in chocolate gray ashlar stone. In the rear, a new freestanding flagstone patio with low walls on three sides and a fireplace on end as shown on the plan drawing with a walkway to the existing deck and driveway; all in the same stone as the house. Black shutters on ten front windows. Mr. Garrison seconded; all in favor.

There was no public comment.

With no further business, Mr. Garrison motioned to adjourn the meeting. Mr. DiMartini seconded; all in favor. The HARB meeting was adjourned at 8:06 PM.

Respectfully submitted,
Melissa Urbany, HARB Secretary