The regular meeting of the Birmingham Township Historical Committee was called to order by Chairman Matt Bedwell at 7:26 pm in the township building.

PRESENT: HC Members: Matt Bedwell, Mike Forbes, Carla Westerman, Nancy Needham

ABSENT: Kate Marshall

Others present: Sean Snyder (owner of 1479 Creek Road)

Ms. Westerman made a motion to approve the June 28, 2016 meeting minutes. Mr. Bedwell seconded the motion and it passed unanimously.

Sean Snyder (1479 Creek Road)

Mr. Snyder was present again at this meeting with the most recent engineered plans. Mr. Snyder reviewed the plans with the HC members in order to answer any questions at this meeting. They reviewed the kitchen addition and how it will be attached to the "first addition" to the original house. Mr. Snyder explained how the Brandywine Conservancy wanted to have the new kitchen attached via a smaller entryway that will only require removing approximately six feet of stone on the first floor house including two windows. The Brandywine Conservancy wanted to maintain a distinction of the old and the new. The new section will mirror the existing house as much as possible – stone, shutters, windows, etc. The connector section between the existing house and the new kitchen will have a copper roof. The kitchen floor will be on the same level as the existing section. This was a goal of the applicant as all of the other sections have step downs.

Mr. Bedwell made a motion to recommend the BOS approve the July 20, 2016 dated plans as submitted by architect, Josh Allison for the Snyder residence located at 1479 Creek Road. Ms. Needham seconded the motion. Motion passed unanimously.

Sub Committee Update

Mr. Forbes provided an update on the most recent meeting that the subcommittee had. They had a guest speaker, Jim Garrison, from East Pikeland Township. Previously he was also involved with the Historical Commission in the Tredyffrin Township, specifically during their preservation ordinance writing. Cory Kegarese is also supposed to be scheduled to come wants to discuss a couple of the historic houses in Birmingham Township that they would be willing to use in order for an historic architect to begin designing guidelines that need to be met when an applicant is proposing a project. This will be part of the massing issue. He is suggesting that each member of the HC pick 5 houses that are representative of the design elements and additions that will be appropriate in Birmingham Township.

They have 8 considerations and in order to be classified as historic it must meet at least three of these criteria.

1. Anything older than 50 years
2. Must be generally intact: not a ruin. For example: if it was originally a 1850's cottage and then later it was enveloped into a Federal style house, it would not meet this criteria.
3. Resource associated with a significant historic event in the township or area

4. Significant historical person resided there
5. Significant architectural component that the township wants to maintain
6. The site or location reflects cultural or ancestral significance
7. If it is a landmark - established or well-known entity
8. Archaeological site

Based on this above referenced criteria, East Pikeland eliminated the class system normally associated with historic structures. They also have a combined HARB and HC commission with a total of 7 members. It still has some of the same requirements in terms of having an architect, a real estate agent, etc. Mike notes that one of the major differences between Birmingham Township and East Pikeland Township is that we are located in a very historic area. They also have a part of the ordinance which deals with massing on historic structures. Mike wants to schedule a time for the HC members to meet with Mary DeNadai in August.

Mr. Forbes made a motion to adjourn the meeting at 8:33m. Seconded by Ms. Westerman and voted unanimously. The next meeting will be August 23, 2016 at 7:15pm.

Respectfully submitted,
Jennifer Boorse
HC Secretary