

**Historical Commission of Birmingham Township  
Minutes of the meeting of January 23, 2018**

The regular meeting of the Birmingham Township Historical Committee was called to order by Vice Chairperson, Mike Forbes at **7:17 pm** in the township building.

PRESENT: HC Members: Matt Bedwell, Mike Forbes, Kate Marshall

ABSENT:

Others present: Constantine Anastasiadis, applicant for 1360 Old Wilmington Pike (HR#28), Peter Anastasiadis, Realtor for applicant; Jeanette Zarelli, realtor for the seller

Mr. Forbes made a motion to approve the minutes from the November 28, 2017. Mr. Bedwell seconded the motion and it passed unanimously.

**Election of Officers for 2018**

Mr. Bedwell made a motion for Mr. Forbes to be the Chairperson. Ms Marshall seconded the motion and it passed unanimously. Mr. Bedwell made a motion for Ms. Marshall to be the Vice Chairperson. Mr. Forbes seconded the motion and it passed unanimously.

**Application for demolition of 1360 Old Wilmington Pike (HR#28)**

Mr. Forbes verifies the parties in attendance at the meeting this evening. Mr. Forbes asked if the notifications were sent to the neighbors within 500 feet, per the ordinance requirement. Ms. Boorse indicates that the notices were mailed and that the applicant produced receipts for 22 of the 57 items that were mailed.

Mr. Forbes states that the next item is to discuss the answers to the Guideline/Questionnaire for an Applicant Requesting Demolition or a Building Permit.

For question 1, the applicant has indicated that there is no effect if this Historical Resource is demolished. However, the HC disagrees as the demolition will completely eliminate the Historic Resource #28.

Mr. Forbes asked what the intent of the applicant is if the demolition permit is approved. Mr. Peter Anastasiadis states that they intend to subdivide the property into three parcels and build three single family homes, by right. Mr. Forbes asks where the closest home would be in relation to HR#29 (1370 Old Wilmington Pike). Peter indicated it would be approximately where the existing barn is now as any new structure must be within the building envelope allowed. Mr. Peter Anastasiadis drew a rough sketch of where the proposed lots/houses would be.

Mr. Forbes asked if the applicant has already approached the Zoning Board regarding these plans. Mr. Peter Anastasiadis indicates that he has had an informal conversation with the Zoning Officer and received some feedback but was told that this is the first step in the process.

Mr. Forbes notes that currently the elevations of that property slope away from the street. He asked the applicant if there is any intent to change this. The applicant stated no.

Mr. Forbes asked the applicant if they would consider any type of adaptive use of the current structure if they were allowed to do the subdivision also. The applicant does not believe this is financially feasible and referenced the Engineer's Report they have provided to the township.

Mr. Bedwell asked how the building was able to become in such disrepair. Mr. Forbes asks Ms. Zarelli if she can speak to the disrepair condition of the house as stated in the Engineer's report. She states that she has not seen the Engineer's Report. She indicates that the house was occupied by one single man until approximately 5 months ago. She originally listed the house about 6 months ago. She has had three offers on the house and they were all considering demolition.

Mr. Bedwell asks for public comment. Ms. Lian Li asked a process question. Wondered if there will be another meeting involving all the neighbors affected as she knows that other neighbors have not yet received the notifications that were sent about this meeting. Mr. Bedwell asked if she has any concerns. She states that of course, she does. She wants to know where the proposed houses will be located as this property is directly next to hers and others from her neighborhood.

Mr. Forbes notes that the HC received a written letter from one neighbor who was unable to attend this meeting. He read into the record the note from Lucille Brown, 1376 Old Wilmington Pike.

Mr. Forbes asked Peter to walk the group through the Engineering report to show how they have arrived at the decision that demolition is the only option. Effectively the structure needs a new roof and completely new support structure. It also needs a proper separation between the wood framing and the chimney. On the second floor, there are no proper load bearing support walls and thus the floor is sagging. The enclosed porch framing does not meet current building codes and would need to be updated. Mr. Forbes asked for an estimate of how much it would cost to repair all of these items to bring the house up to living condition and code. Mr. Constantine Anastasiadis did not give an actual dollar figure, simply stated that the repairs are not economically feasible.

Mr. Forbes asked for documentation to help the HC understand the conclusion of the report which indicates that the cost of the required repairs exceeds 50% of the value of the structure. Mr. Anastasiadis states they do not have that documentation with them, however, they can provide it to the HC. Mr. Forbes indicates that would be necessary for the HC to make a final decision.

Mr. Forbes asked Ms. Zarelli what the seller's position is on this issue. Ms. Zarelli stated that the seller is in the financial position of needing to sell this property.

Ms. Marshall would like to see the financials that illustrate that the cost is prohibitive to repair. Mr. Bedwell would like to have the Township Building Inspector, Richard Jensen, review the report and possibly walk through the house for determination of what items are essential to bring the house up to code and also to speak to how the house was able to get in such a state of disrepair.

Mr. Forbes indicated to the applicant that the HC is not prepared to make a decision tonight. The Historical Commission will continue this agenda item until the February meeting. The applicant is to provide the HC with the requested financials. Mr. Forbes is also planning to ask Mr. Jensen to review the Engineer's report and provide input.

#### **Interviews for Openings on the HC**

Kelly Fleming, lives in a historic house in the township and has an interest in joining the HC. She has a particular interest in helping to streamline the process for an applicant to apply for renovations to an historic resource within the township.

John Ponticello, has a very strong business background. He loves this area. He does lots of volunteer work and would like to give back to the township at this point in his life.

Mr. Bedwell made a recommendation to approve both candidates to the BOS.

**New Business**

Ms. Marshall made a motion to adjourn the meeting at 8:15pm. Seconded by Mr. Forbes and voted unanimously. The next meeting will be February 27, 2018 at 7:15pm.

Respectfully submitted,  
Jennifer Boorse  
HC Secretary