

Birmingham Township, Chester County

HISTORICAL COMMISSION APPLICATION*

Name of Applicant: _____

Name of Owner: _____

Address of property: _____ PHMC# _____

Date of Submission: _____

Summary of proposed changes: _____

*A copy of the required Permit Application and all required documentation shall be included with the submission of this application to the Township. The Applicant should also refer to the Guidelines for Application to Historical Commission for a more detailed outline of the process and the documentation required.

The Historical Commission is charged with reviewing permit applications that relate to historic resources in Birmingham Township. Requirements are set forth in Birmingham Township Zoning Ordinance Section 122-36.4, which addresses demolition, alteration or modification of historic resources.

Before the Birmingham Historical Commission can make a recommendation to the Board of Supervisors, applicants must comply with the following:

- Apply for a construction, building or demolition permit on forms supplied by Birmingham Township, providing the required information and the necessary filing fee.
- Provide notice to neighboring properties: At least 7 days prior to the Historical Commission's meeting at which the applicant's application for a demolition and/or building permit will be considered. The applicant must forward a notice to all property owners within a five hundred (500') foot radius of the property line by certified mail, return receipt requested. This notice shall include the tax parcel number on which the historic resource is located, the name of the resource if one exists, and the scheduled meeting date and time when the Historical Commission will review and accept public comment on the application. The Applicant should provide proof of such notice to the Historical Commission at the meeting.

- Bring written and photographic documentation such as architectural and civil engineering plans to scale, floor plans, and archeological surveys of the proposed alteration or demolition of the historical resource.

At the Historical Commission's meeting, applicants will be asked to document how their proposed activity is or is not applicable to the following considerations:

- (1) What, if any, is the effect that demolition, alteration or modification will have on the historical significance and architectural integrity of the resource and of neighboring historic resources?
- (2) Is the proposed demolition, alteration or modification financially and structurally feasible?
- (3) Are there practical alternatives to demolition, modification or alteration of the resource, including relocation or sale of the structure or sale of the property on which it is located?
- (4) Is there any expert testimony, such as a certified engineering report, regarding the structural stability of the resource, and documenting threats to public safety if applicable?
- (5) Does the site have archaeological potential? If so, what is the plan for assessing the potential?
- (6) Has there been any public comment about the proposed demolition, alteration or modification and its effect on either the resource itself or surrounding historic resources?
- (7) Has the economic feasibility of adaptive reuse of the resource been provided in #(3) above?
- (8) Does the resource in its current condition present an imminent threat to public safety?
- (9) Has the resource been demolished or negatively affected by the owner's neglect?
- (10) Would it be a financial hardship to preserve, rehabilitate or retain the structure?

Following the meeting, the Historical Commission will provide the Board of Supervisors with its recommendation for approval or denial of the application. This recommendation is advisory, and formal approval or denial of the application will be issued at the direction of the Board of Supervisors.