



**Warwick Township Architectural Review Board  
Meeting Minutes  
5 August 2019**

The meeting was advertised in the *Pottstown Mercury* on July 30, 2019

**Present:** Karl Snyder, Linda Walters, David Lignore, Joe Boulanger, Joan Drennen

The meeting was called to order at 7pm by Karl Snyder

The June 24, 2019 HARB minutes were read and approved.

1) Ray Bentley, 860 Warwick Furnace Road, Elverson, PA  
Proposed restoration/ rehabilitation of the Bank Barn, a Class I structure, on the Yellow House property, located in the Natural Heritage Protection District

Paul Schmelzer presented drawings of the exterior dimensions of the barn and the rear elevation of the barn showing the overhead door placement.

Karl Snyder asked if the plan was to tear down the existing barn, and that, if so, he was concerned that a class 1 structure would be altered to the point of not being an historic structure any longer.

Paul Schmelzer stated that they were planning to tear down the wooden parts of the barn and preserve the stone foundation, as well as remove and replace the multi pane windows facing the road. He stated that the barn was not a quality building; that it had undergone changes over the years. He said that it would be too great of an expense to save the building as it is. He said the new wooden structure would be a huge improvement as far as quality of structure.

Karl Snyder stated that if removed, the existing 15' summer beams would not be replaceable.

Paul Schmelzer stated that if the beams were saved they would be "cobbled up" and not as strong.

Ray Bentley stated that he had originally wanted to preserve the structure, but because the roof was leaking for an extended time, the wooden components were in very bad shape.

Karl Snyder suggested taking the four bay off and removing the stone in fill between the columns. He stated that the multi pane windows were added by the Pews in the 1930's.

Linda Walters asked if there is a way to make the proposed barn restoration look old. She commented that the restored carriage shed appears new. She stated that the end result of the Rosen's Barn restoration achieved an older look. Paul Schmelzer and Jason Swinehart concurred that given time, the carriage barn siding will age.

A specification list for the barn restoration was drafted. Karl Snyder made a motion that these HARB recommendations be approved by the Board of Supervisors. Dave Lignore seconded the motion. All ayes. The specification list was signed by Karl Snyder and Paul Schmelzer and is on file.



2) Kevin Orman, Petra Lee Farm, 311 Pine Swamp Road, Elverson, PA

- Discussion of wood stain for the accessory structure

Kevin Orman provided samples of wood stain. Dave Lignore recommended semi-transparent stain to achieve an appearance of faded paint rather than wood stain which appears modern. Colors were reviewed and the board recommended four Sherwin William's colors to choose from. Karl Snyder made a motion that these colors be approved. Dave Lignore seconded the motion. All ayes.

- Initial presentation and review of new house on the property

Kevin Orman presented conceptual drawings for a manor house and four bay carriage barn/garage which would over look the pond. Karl Snyder stated that the house was headed in the right direction. He recommended changing the concept for the entranceway and removing the cupolas for the carriage barn/garage.

Karl Snyder made a motion to approve the initial concepts for the manor house. Dave Lignore seconded the motion. All ayes. Karl Snyder stated that more details are needed for the carriage barn/garage before initial concepts can be approved.

Karl Snyder made a motion to adjourn. Linda Walters seconded it. All ayes.  
There being no further business, the meeting was adjourned at 9 PM.

Respectfully submitted,

Joan Drennen, Secretary