

Warwick Township Historic Architectural Review Board

Meeting Minutes

30 April 2018

The meeting was publicly advertised in *The Pottstown Mercury* on April 20, 2018

Present: Karl Snyder, Linda Walters, Elaine Adams, Peter Zimmerman, Jean Sauer, Jill Snively, Joe Boulanger, (open position)

The meeting was called to order by Karl Snyder at 6:35pm.

I. **Dairy Barn at Warwick Furnace Farm, 800 Warwick Furnace Rd., Glenmoore, PA** - Edward and Kathleen Rosen and John Milner, John Milner Architects. Class 1, National Register designation.

The original application (Appl #1) was made December 19, 2017 for a building permit, partial demolition of a Marietta-style silo (one of three) and the initial phase of restoration. This application (Appl #2) dated 4/16/18 includes color and material specifications from the December meeting (immediately below) as well as new exterior renovation to the Dairy Barn and two adjacent barns - the 'MIDDLE Barn' and the 'WEST Barn' - as they relate visually to the Dairy Barn.

- Barn roof color
- Stucco color
- Pointing style
- Barn siding

New work on the Dairy Barn includes:

1. **Two-Gable Roof Bridge Ramps** – at the 12/19/17 meeting the HARB approved construction of a new shed roof extending from the north eave intersecting with the sloping roof of the ramp structures thus connecting the two gable roofs. The intent being to redirect storm water runoff. Instead, Mr. Rosen proposes a very low-pitched shed roof at ground level (instead of the roof eave) over the same area between two bridges. The lower roof would expose the geometry of the gable roof bridges and open the space between the two gables. It is felt this would more accurately interpret the barn's original function. The surface of this roof would be a granulated asphaltic membrane (roll roofing) of the closest color match to the main roof color.

After discussion, the HARB requested an alternative design that lends itself to a more realistic interpretation of the space. This will be proposed at the next HARB meeting. **NOT APPROVED**.

2. **Roof – APPROVED**

Appl #1 proposed repainting the existing corrugated aluminum roof. Appl #2 instead proposes replacing the existing roof with 26-gauge (original is 28 gauge) Galvalume corrugated panels, 9" rib spacing, 3/4" rib height, 36" panel width, exposed fasteners, textured bronze (color) with 40-year Falspar Fluoropon PVDF finish (as supplied by A.B. Martin Roofing Supply). Downspouts and gutters to match the roof color.

3. **Barn Siding and Doors – APPROVED**

Newly-milled vertical random width (8 – 12") tongue and groove rough-sawn cypress boards (7/8" thick). Custom color to be 60/40 mix of Benjamin Moore Arborcoat semi-solid stains "Briarwood" (60%) and "Platinum Grey (40%).

4. **Metal Window Framework color – APPROVED**

Located between the stone piers under the forebay on the south facade propose a low-luster alkyd enamel paint Benjamin Moore Williamsburg Color Collection "Waller Green" (CW-510). [*See Sample A*].

5. **Rafter tails and Fascia Boards – APPROVED**

Proposed paint color to be customized formula of “Sail Cloth OC-142” by Benjamin Moore. [*See Sample B*].

6. **Concrete Slab (new work) – APPROVED**

A new concrete slab will be poured over rubble stone fill at the base of the east silo (north façade) to direct water runoff east of the barn. This extends an existing concrete slab currently running to the western end of the north façade. The slab will be several feet below grade and have no visual impact on the north elevation of the Dairy Barn.

7. **Stucco & Pointing – APPROVED**

[*See Sample C*]

8. **Stone Piers/Columns – APPROVED**

Application #1 proposed removing plaster from the south-facing stone piers and re-pointing to match the adjacent infill. This would ‘harmonize’ the Dairy Barn south façade with the western half of the Middle Barn south façade. During demolition it was discovered that the westernmost pier had pulled away from the barn by 6”+ and will need to be rebuilt to match the adjacent piers. If the stone quality of the piers is inferior (rubblestone) they will be plastered over.

Middle Barn Rehabilitation (new work)

– **Exterior Vertical Board Siding – APPROVED**

All existing siding on the second floor to be removed and salvaged for reuse. The walls will be clad in newly-milled vertical random width (8 – 12”) tongue and groove rough-sawn cypress boards (7/8” thick). This is the same siding as the Dairy Barn. Customer color 60/40 mix of Benjamin Moore Arborcoat semi-solid stains “Briarwood” (60%) and “Platinum Grey” (40%).

– **Barn Board Doors & Sliding Doors – APPROVED**

Total of 6 doors (4 on south façade, 1 on the west façade, 1 on the north façade) and 3 pairs of sliding doors (all on the north façade) to be replicated using vertical random width (4 – 7”) cypress boards, and re-hung on existing strap hinges and tracks. Custom color 60/40 mix of Benjamin Moore Arborcoat semi-solid stains “Briarwood” (60%) and “Platinum Grey” (40%).

– **Existing Stall Doors & Flanking Windows – APPROVED**

Lower level of south façade to be retained and repaired as necessary. Custom color “Sail Cloth OC-142” by Benjamin Moore. [*See Color Sample B “Sailcloth”*]

– **Rafter tails and Fascia Boards – APPROVED**

As proposed for the Dairy Barn color to be customized formula of “Sail Cloth OC-142” by Benjamin Moore. [*See Color Sample B “Sailcloth”*]

– **Roof – APPROVED**

Existing wood shingle roof to be removed and replaced with a new clip-on standing seam panel system (concealed fasteners), 26-gauge Galvalume, rib height 1”, panel width 16½”, textured bronze 40-year Valspar Fluoropon PVDF finish, matching the color of the Dairy Barn.

– **Conical Columns – tentative APPROVAL**

Depending upon the condition and appearance of stone, stucco to be removed and stonework re-pointed. If the stone quality is inferior, they will be plastered over. To be reviewed at next meeting.

Western Barn Rehabilitation (new work)

– **East Window to Door Conversion – APPROVED**

Large existing 15-pane window sash on the east façade to be converted to a doorway for access to the second floor. Constructed of board and batten and hung on iron strap hinges matching the character of the existing door on the first floor below. [See Attachments A and B]

– **Wood Stairway – APPROVED**

A new stairway to be constructed leading from the existing grade to the new door above. The design is based on precedent researched in the archives of Architect R. Brognard Okie whose work is reflected at Warwick Furnace Farm. [See Drawings A1 and A2]

– **Roof Replaced – APPROVED**

Main portion of the existing wood shingle roof to be replaced with 7/8” kiln dried jumbo cedar taper-sawn shingle, installed at 7” exposure with 30# felt paper between course using steel ring shank nails. It will include two courses of Ice and Water Shield at all eaves. The ridge to be projecting combed.

The same roof will be installed over a continuous Ice and Water Shield membrane) on the small shed-roof additions on the east and north facades.

– **Gable Dormer Conversion to a Shed Dormer – approved conceptionally.** [See Attachment B]

– **Porch Re-design North Façade – NOT APPROVED**

Discussed briefly, design and drawings to be proposed at a later date.

– **Exterior Wood Trim – APPROVED**

All wood trim including door, windows, rater tails, eaves etc. to be retained, repaired as needed and painted with customized formula of “Sail Cloth OC-142” by Benjamin Moore. [See Color Sample B “Sailcloth”]

– **Sub-Fascia Board (new work) – APPROVED**

To be installed between exposed rafter tails at the eaves to prevent birds from entering the building. Customized formula of “Sail Cloth OC-142” by Benjamin Moore. [See Color Sample B “Sailcloth”]

Solar Panels – propose solar panels 5-6’ in height be arrayed in a single line at the top back of the property just in front of the tree line (See Plot H). These will not be visible from the surrounding roads. Mr. Rosen will erect temporary framing to mimic the actual size and location of the panels for the HARB to see. HARB requested additional information

Peter Zimmerman motioned to approve those items above as indicated. Elaine Adams seconded; motion passed.

II. **The Arcade Building*, 3341 St. Peters Rd., Unit 14, St. Peters Village, PA** – Mr. Robert Mauger, Historic Village/Class 1, National Register designation.

Mr. Mauger made application to replace ‘in kind’ the asphalt roof of his Arcade building. Karl informed Mr. Mauger that since the building is on the National Register (St. Peter’s Village) the roof should be a standing metal seam or cedar shake roof. As such, the HARB could not recommend approval of the application to the Board of Supervisors. Mr. Mauger will return to the next HARB meeting (June 4, 2018) with roofing samples and colors.

* Elaine Adams recused herself due to personal and business relationships with Mr. Mauger.

III. **The Yellow House* CORN CRIB/BARN, 862 Warwick Furnace Rd., Glenmoore, PA** – Mr. Ray Bentley, Moose Meadows Properties, LLC. Natural Heritage Protection District (NHPD)

Application was made to restore and stabilize a 3-bay barn with attached corn crib at the above property. In its current state the barn is unsafe and near collapse due to the ravages of time, weather and neglect. The restoration includes the following work:

- Replace wood support members with new post and beam construction - same configuration and dimensions as existing
- Removal of corn crib to increase storage space in the forebay
- New barn siding to match the original configuration
- New roof – red, standing metal seam
- Addition of overhead doors (east and west sides) in place of barn doors. These will be overhead doors but have strap hinges and wood veneer giving the appearance of opening like regular barn doors. They will be historically sympathetic to what the originals may have looked like.
- Minor stone repair as needed

Elaine Adams motioned to approve the application, Linda Walters seconded; the motion carried. A letter of recommendation will be sent to the Board of Supervisors.

See attached plans as submitted 4/30/18 for details and specifications.

** Mr. Zimmerman recused himself due to existing business relationship with Mr. Bentley.*

There being no further business the meeting was adjourned at 8:40pm.

Respectfully submitted,

Jean Sauer, Secretary
Warwick Township HARB