

Warwick Township Historic Architectural Review Board

Meeting Minutes

4 June 2018

The meeting was publicly advertised in *The Pottstown Mercury* on 23 May 2018

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

The meeting was called to order by Karl Snyder at 6:35pm. Minutes from the 30 April 2018 meeting were approved. Karl announced that Jill Snively is no longer a licensed real estate broker and cannot be a member of the HARB. This leaves a total of two vacancies on the HARB.

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

Following up from the last HARB meeting, Mr. Mauger presented specifications and a color sample to replace the existing asphalt roof with a standing metal seam roof as indicated below:

- Tiger Paw Vapor Barrier underlayment and ice/water shield
- 24-gauge metal roof, hand crimped onsite, seams 17” centers (Sheffield Metals International). Color ‘Colonial Red’.
- All wood trim including rafter tails, soffits etc. will be repaired as necessary and painted to match the existing color.
- Gutters to be replaced with galvanized 6” half round and left unpainted

Karl motioned to approve, all ayes, and the motion passed. A letter of recommendation will be sent to the Board of Supervisors. APPROVED.

2. **Hartung Property*, 2490 Harmonyville Rd., Elverson, PA** – Natural Lands Trust (NLT) and Bob Johnson, Class 1, North Warwick Archaeological District.

Continuation of review of application for rehabilitation of Hartung Property, specifically final review of wraparound porch and small addition. The HARB gave Conceptual Approval of these items at the December 2017 meeting. Upon review of the plans, Elaine Adams motioned to approve, Karl seconded and the motioned passed. A letter of recommendation will be sent to the Board of Supervisors. APPROVED.

* Peter Zimmerman is associated with NLT and abstained from voting.

3. **Dairy Barn and Middle 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 and NHP District.

Application #3 continued review as follows:

Dairy Barn

- **Conical Stone Columns** – supporting the forebay on the south elevation, the non-original stucco was removed and revealed beautiful stone work. As such, the columns are to be repointed with mortar to match color/configuration of existing pointing on adjacent stone

infill. Mortar formula: 6 parts Mason's sand, 2 parts lime and 1 part Portland Cement. APPROVED.

- **Two-Gable Roof Bridge Ramps** – continued from the last HARB requesting an alternative design. A new low-slope shed roof to be constructed on the north elevation between the two bridge structures. The purpose is to mitigate and redirect storm water runoff. The roof will be 26-gauge (original is 28 gauge) Galvalume corrugated panels, 9" rib spacing, 3/4" rib height, 36" panel width, exposed fasteners, textured grayish bronze (same as previously approved for main roof) with 40-year Falspar Fluoropon PVDF finish (as supplied by A.B. Martin Roofing Supply). [*See Drawings SK2a and SK2c*].

Upon review and discussion, a motion was made to approve, all ayes, and the motion passed. APPROVED.

Middle Barn

- **Conical Columns** – removal of the non-original stucco has revealed beautiful stonework. Supporting the eastern section of the forebay on the south elevation, the stucco will be removed from the remaining columns and repointed with mortar to match color/configuration of existing pointing on the 5 adjacent columns to the west. Mortar formula: 6 parts Mason's sand, 2 parts lime and 1 part Portland Cement. APPROVED.

4. **Solar System Installation, Warwick Furnace Farm, 800 Warwick Furnace Rd., Glenmoore, PA** - Edward and Kathleen Rosen and Evoke Solar, Inc. Class 1, National Register designation and NPH District.

Follow up from the last HARB meeting, application was made to install a 19.62 kW ground-mounted solar (PV) system. Maximum height of the arrays will be 5 1/2 feet with maximum tilt angle of 40 degrees. The arrays will not be visible from Warwick Furnace Rd. including stretches of adjoining roads nor from any structure on the property. The arrays will not be located near any known ruins or foundations of earlier structures and would pose no material disturbance of archaeologically sensitive sites or resources.

A motion was made to approve, all ayes, and the motion passed. APPROVED.

There being no further business, the meeting was adjourned at 7:50pm.

Respectfully submitted,

Jean Sauer, Secretary
Warwick Township HARB