

Warwick Township HARB Meeting Minutes

26 October 2017

Present: Joe Boulanger, Peggy Galloway, Karl Snyder, Peter Zimmerman, Jean Sauer, Jill Snively, Elaine Adams

Absent: Linda Walters

The meeting was publically advertised in *The Pottstown Mercury* on 23 October 2017.

Karl Snyder called the meeting to order at 7:05pm.

Agenda:

I. The Yellow House – 862 Warwick Furnace Road, Glenmoore, PA 19343 **Class: 1; Zoning District: NHP**

Moose Meadows Properties, LLC has requested a demolition permit to remove an early to mid 20th century concrete silo. The silo, which sits on concrete 'legs' and is held together with metal staves, is not a contributing structure to the Class 1 designation. Motion was made to recommend the demolition, the motion carried. A letter of recommendation will be sent to the Board of Supervisors.

II. Donald N Cochran – 1010 Warwick Furnace Road, Glenmoore, PA 19343 **Class: 1; Zoning District: NHP**

Note: Karl Snyder is the agent of record for this project and recused himself to present the proposed work. Jean Sauer served as temporary Chair.

Karl Snyder presented a plan to rebuild/replace the springhouse roof that was damaged by a fallen tree. The proposed roof would be 12/10 gable roof with 4" x 4" rafters (28" centers), 1" x 12" shiplap siding and a standing metal seam roof. Approximate age of the structure is late 18th – early 19th century.

From the photos presented, it appears the original roof was a shed roof (as evidenced by varying wall height) with either wood shingles or sod. To reflect the original integrity of the springhouse, the HARB recommends the following:

1. Revise the drawings to reflect accurate proportions and dimensions, the original roof pitch (shed), measurements i.e. wall heights, overall building width and height, door (offset) etc.
2. Keep the original springhouse door (visible from the interior only) but raise it off the ground by installing a stone sill or threshold. Replace the outer front of the door, currently plywood, with period appropriate door.
3. Ends of shiplap siding should not be cut on a continuous angle but each piece should be cut individually.
4. Reset the log rafter plates. Rafters as shown on the current drawing are acceptable.
5. Rafter tails should have a 12" overhang.
6. Standing seam roof to be 'Matte Black' or 'Colonial Red' (*Everlast Metals*).

A motion was made by Jean to approve the recommendations and forward to the Board of Supervisors in time for the November 6th meeting. Peter seconded the motion.

III. Bower's Bridge – Manor Road, Elverson, PA 19520 (Warwick and East Nantmeal Townships) ***National Register Property***

Further discussion on how to prevent the bridge replacement by PennDOT and instead restore the bridge. Peter will contact Stock Illoway in Harrisburg.

There being no further business, Peggy Galloway motioned to adjourn and Jill Snively seconded. Meeting adjourned at 8:50pm.

Respectfully submitted,

Jean Sauer
Warwick Township HARB Secretary