

Warwick Township Historical Architectural Review Board Meeting Minutes

18 December 2017

The meeting was publically advertised in *The Pottstown Mercury* on December 15, 2017

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

The meeting was called to order by Karl Snyder at 6:35pm. Minutes were read and approved.

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

Application was made for a building permit and partial demolition of a Marietta-style silo (one of three). The silos are located within a foot along the north Dairy Barn wall. The overall objective is to, a) stabilize the foundation, b) mitigate storm water runoff/water infiltration, and c) rehabilitate the Dairy Barn consistent with an overall agricultural focus. Extensive architectural drawings and lengthy Impact Study were presented.

With the exception of final color approval for the barn roof, stucco, pointing and barn siding, Jean Sauer motioned that the construction proceed as detailed in the 12/5/17 architectural drawings and the 47 page Application Form, both submitted by John Milner, Architects, Inc. Linda Walters seconded the motion. All approved (see attached documentation).

2. **Hartung Property, 2490 Harmonyville Rd., Elverson, PA** - Natural Lands Trust (NLT)

Mr. Bob Johnson presented revised drawings for the Hartung property. The restoration includes the main house, a small addition (west side of the house) and a wrap-around porch. His purpose this evening is two-fold:

1) *Conceptual Approval* (as sketched) of the new addition and wrap-around porch. If the concept is approved he'll return with architectural drawings for final approval.

2) *Specific Approval* on the following items (pertaining to the main house) so that NLT may begin construction on the main house.

- **Chimney** – to be rebuilt in kind (stone) as drawn (*see attached*). The HARB approved the design with one change, that of a 4" drip ledge instead of a 2" drip ledge, as originally shown on the drawing.
- **Cornice** – replace all cornices using design profile local to the area. The HARB approved the design unless, during demolition NLT discovers the original cornice outline. As such, they will notify the HARB and supply photo documentation and revised drawings if necessary.
- **Roof** – standing seam, crimped on site, and double field lock. Color, *Surrey Beige* or *Sierra Tan*. (*see attached color sample and manufacturer*). The HARB approved the roof material and roof color as shown. **Note:** Peter Zimmerman voted nay and Elaine Adams abstained.
- **Windows** – all bucks replaced in kind using white oak. Window sashes to be replaced with Marvin tilt-pack exterior thermal clad sashes. The HARB approved the bucks and sashes as shown (*see attached cut sheet*). Sash color will be *Wineberry* (*see #7 Paint* below for color source).

- **Doors** – all doors to be custom made to match the existing jamb details. All door hardware will be hand made (see attached hardware design samples). The HARB approved the door replacement and design *and added* that the cement on the stone sills be removed.
- **Pointing** – will be cleaned and repointed using Crown-point. The HARB approved cleaning and repointing. The pointing mortar color will be seen and approved by the HARB prior to application.
- **Paint** – all wood trim i.e. cornice, fascia, doors etc. will be one color, *Wineberry*, per the color chart attached.

Clarification:

Originally, the front of the house faced south. Since access to the property (driveway) is now from Harmonyville Rd. (north), this side of the house will be considered the front of the house and the back of the house is that which faces south.

The HARB approved the ‘concept’ of the addition and wrap-around porch as sketched, including the pent roof, but NOT the pent roof as drawn. The pent roof should be less ornamental. Revisions will be reflected in the forthcoming architectural plans.

3. **Spring House, 1010 Warwick Furnace Rd., Glenmoore PA - Donald N. Cochran**

Karl Snyder, representing Mr. Cochran, presented modifications to the springhouse restoration. The HARB approved the plan as shown (see attached).

** Mr. Snyder recused himself as Chairman to make presentation. Linda Walters was acting Chair during this time. He then resumed as Chair.*

There being no further business the meeting was adjourned at 9:30pm.

Respectfully submitted,

Jean Sauer, Secretary
Warwick Township HARB