

Warwick Township HARB Meeting Minutes

August 9, 2017

Present: Joe Boulanger, Linda Walters, Peggy Galloway, Karl Snyder, Richard Buchanan*, Jean Sauer, Jill Snively, Elaine Adams

* Richard Buchanan, Archer Buchanan Architects, filled in for Peter Zimmerman who recused himself due to involvement with Natural Lands Trust 2490 Harmonyville Road property.

The meeting opened at 6:00pm at 2490 Harmonyville Road to tour the property now owned by the Natural Lands Trust.

Agenda:

I. Natural Lands Trust – 2490 Harmonyville Road, Elverson, PA 19520 – Class 1.

The Natural Lands Trust has requested a demolition permit for six of seven 20th century accessory buildings plus 3 porches connected to the main house (circa 1822). The log cabin, built in 1939 as an overnight lodge for hikers/hunters, is the only ‘contributing’ structure to the properties Class 1 designation.

There was discussion regarding the log cabin demolition due to it being the only contributing structure remaining besides the house. Karl Snyder made motion to approve its demolition and called for member votes. Ayes were Joe Boulanger, Richard Buchanan, Karl Snyder and Jean Sauer. Nays were Linda Walters and Peggy Galloway. Elaine Adams and Jill Snively indicated they would vote with the majority. Ayes carried. The HARB has approved the demolition of the buildings listed below with the following conditions:

1. 3 Porches (house) – APPROVED
2. Tractor Shed – APPROVED
3. Barn wing – APPROVED with a portion of the wall being saved and documented.
4. Log Cabin – APPROVED with the location being documented and memorialized for the public.
5. Barn – ON HOLD NOT APPROVED
6. Garage – APPROVED
7. Milk House – APPROVED
8. Tool Shed – APPROVED with the original hand dug well, upon which it sits, will be filled in, documented and memorialized for the public.

II. French & Pickering Creeks Conservation Trust - Warwick Furnace Remains – Warwick Furnace Road, Glenmoore, PA

Frens & Frens, LLC Restoration Architects presented *Phase I: Stabilization of the Stone Ruins at Warwick Furnace* with the following objectives:

1. Reduce public safety hazards on site by stabilizing masonry in danger of collapse.
2. Cap (mortar) all major walls to reduce moisture penetration ultimately protecting wall cores.
3. Restore 3 exposed corners of the furnace stack and cap (concrete) the top of the bosh.
4. Rebuild the inner wythe of the south wall of the charcoal house.
5. Stabilize fragile wall fragments in danger of succumbing to weather or vandalism.

The presentation was very thorough. Materials and implementation will strictly adhere to the “National Historic Preservation Standards and Guidelines”, specifically, *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*.

Mortar color is a concern to the HARB since analysis of the existing mortar to determine ratio sand/mortar ratio will not be done. The HARB wants to approve the mortar color prior to work commencing. New Traditions Masonry are the masons of record for the project.

Karl Snyder motioned to approve the plan with the condition of prior mortar color approval by the HARB. Jean Sauer seconded. The plan was approved.

III. The Yellow House – 862 Warwick Furnace Road, Glenmoore, PA

Moose Meadows Properties, LLC presented a plan to restore and repair in kind the cornice, gutters, soffit and fascia of 'The Yellow House' circa 1850 Class 1 Property.

Azek, a synthetic type of wood, will be used instead of natural wood. Richard Buchanan indicated use of this product has been a boon to preservation and restoration applications; it is less expensive, easy to work with and does not rot.

Gutters will be 6½" half round. Downspouts will be 4-6" smooth surface. Facia, soffit and cornice will be replaced in kind and painted white.

Linda Walters made motion to approve the project, Joe Boulanger seconded, and the motion passed.

There being no further business, Elaine Adams motioned to adjourn the meeting. Jill Snively seconded. Meeting adjourned at 8:50pm.

Respectfully submitted

Jean Sauer
Warwick Township HARB Secretary