



Warwick Township Architectural Review Board Meeting Minutes 14 October 2020

The meeting was advertised in *The Pottstown Mercury* on October 14, 2020.

Present: Karl Snyder, Linda Walters, Peter Zimmerman, David Lignore, Joe Boulanger, Joan Drennen, Elaine Adams

The meeting was called to order by Karl Snyder at 6:30 pm.

Meeting minutes from the previous HARB meeting on September 14, 2020 were read. Karl Snyder made a motion to approve the minutes and Linda Walters seconded the motion with All ayes

Applicant: Ed Rosen and John Milner/Architect, 800 Warwick Furnace Rd., Glenmoore, PA. 19343.

Application 1- Class 1 structure; Rehabilitation and addition to the Pond House. Seeking the demolition of an existing kitchen addition from the 1970s that is in serious neglect and disrepair and construction of a new two story addition in its place. The addition will be constructed of the same materials currently existing on the main structure which will include: rubble stone veneer foundation from the property, german lap wood siding, double hung 6 over 6 windows by LePage millwork and jumbo taper sawn cedar shake roof. Also included in the application is the renovation and restoration of the existing main structure to include: repair and spot point the existing stone walls, restoration of the existing windows, repair/replace the existing roof with cedar shingles and new lead coated copper gutters and downspouts. A new porch will be constructed on the east second floor facade over an existing window that will now be changed to the new front door to match the existing door on the lower level.

Peter Zimmerman made a motion to approve the application as presented and Karl Snyder seconded the motion with all ayes.

Application 2- Class 1 structure; Restoration to the existing Dog Kennel built by R. Brognard Okie. Seeking approval for the restoration and repair of the existing window sashes, kennel doors, exterior doors, cedar roof and limited stone patching/pointing. All existing glass will be reused and where glass is missing antique glass will be used to match. New doors will be made for the kennel doors, where missing, to match existing with the exception that all of the kennel doors will now have a layer of rigid foam added to a second interior wood skin as opposed to infill with block as the drawings state.

Peter Zimmerman made a motion to approve the application as submitted with the noted change from the plans on the kennel doors and Dave Lignore seconded the motion with all ayes.

Applicant: Joseph Donohoe and John French Designer, 2072 Ridge Road, Elverson, PA 19520; Class 1 structure; Historic cider mill and one of the oldest mill/house complexes in the township; Seeking to add a large addition to the mill building.

Resubmittal of the same Drawings, photos, and impact plan from HARB meeting dated Sept. 14, 2020. Karl Snyder opened the discussion stating that this being one of the oldest structures and properties in the township that it deserved special and careful consideration when designing an addition onto the mill.

The HARB recommended redesigning the configuration of the square footage of the proposed addition so as not to overpower the original structure. The board discussed how to apply the Design Guidelines to create an historically appropriate addition that would compliment the mill in mass, scale and proportion. Several suggestions were made to Mr. Donohue by Peter Zimmerman, Dave Lignore and Karl Snyder to help achieve this goal without impacting the interior floor plan and applicants needs for the addition.

Mr. Donohoe and John French were unwilling to compromise or redesign the addition according to the township's historic design guidelines and the HARB board's recommendations and left the meeting. The board unanimously denies the application as submitted.

Applicant: Lloyd Esh, 2200 Ridge Rd. Elverson, Pa 19520; Class 1 Structure; Historic Warren Point property seeking to cover the open foundation remains of the old barn silo to stop water infiltration and for safety concerns. A drawing showing a floor system with decking over the remains along with a gable style metal roof and board and batten siding closing all the walls. Mr. Esh also discussed future alterations and he

would like to add to the property and the board stated that he will need separate applications for each separate project.

Peter Zimmerman motioned to approve the application as submitted and Dave Lignore seconded the motion with all ayes.

Applicant: Kevin Orman with Doug Seiler Architect presenting, 311 Pine Swamp Rd. Elverson, Pa 19520; Class 1 structure, New home construction. Doug Seiler presented architectural plans for a new house design to the board and overall general reactions to the plans were that it was very much like a southern plantation style home and not in keeping with a northern chester county farm house. Peter Zimmerman made an observation that the overall height of the house was taller than code allows. The design scaled to a height of 44'9" and the maximum by code is 35'0". Peter also referred to the warwick township historic guidelines to discuss the building blocks theory on how to gain a large footprint by using smaller footprints grouped together and have the appropriate scale and mass for northern chester county. For visual reference Peter also brought pictures of two houses built in this style. Peter also commented that the height of the windows are too tall and should scale down when redesigning a more appropriate structure. Karl Snyder commented that the grand two story front entrance with large columns and banks of french doors on both sides was not reflective of a Warwick township farm house. Linda Walters and Joan Drennen both thought the long glass enclosed link from the main house to the detached garage was oversized and a bit too grand. No formal ruling is necessary at this time.

Mr. Orman asked if he could change an exterior color for an outbuilding that was previously approved by HARB to white and Peter Zimmerman commented that it needed to be pure white with no pigment added. Mr. Orman said he would deliver a sample to the township building for approval the next day for approval so he could have the building painted before the cold weather sets in.

Linda Walters made a motion to close the meeting and Elaine Adams seconded with all ayes. The meeting was adjourned at 9:30 PM.

Respectfully submitted,

Joan Drennen, Secretary