

Warwick Township Historical Commission Meeting Minutes

2/20/2017

Attendees:

Linda Walters, Karl Snyder, Jean Sauer, Elaine Adams, Peggy Galloway

Agenda:

1. Mr. & Mrs. Lorenzi – Class 2 historic structure proposed restoration
2. French & Pickering Creek / Rosen – Zoning Amendment

Karl Snyder opened the meeting at 7:30pm. The previous minutes were read and approved with no changes.

1. Mr. & Mrs. Lorenzi – Class 2 historic structure - renovation

Mrs. Patsy Lorenzi and her architect (Jay ?) presented restoration plans for her property located on 345 adjacent to Historic Hopewell Furnace. Although historic, clarification was made that the property may be a Class III property. This will be confirmed. The Lorenzi's have done extensive research, including Hopewell Furnace historic preservation expert - to determine the age and type of house. The house closely resembles the tenant cottages found at Hopewell Furnace Village (interior and exterior) but is a few years newer. The interior of the house has changed little and some original elements can still be found. The Lorenzi's plans reflect their desire to restore the house to its original period using the tenant cottages at Hopewell Furnace Village as a guide. An addition is planned to the back of the original structure which will include modern infrastructure and living quarters. The zoning issue is the size of the addition which is 75% more than the original house square footage; more than current zoning permits. A variance would have to be submitted. Going forward, the HC's involvement/concern will be, 1) the restoration of the original structure, and 2) how the addition will blend/fit with the original structure.

The Board commended the Lorenzi's plans for the extensive historic research, plan detail and desire to restore the original structure and looks forward to seeing architectural plans and renderings.

2. French & Pickering Creek Conservation Trust / Mr. & Mrs. Rosen – Zoning Amendment

Karl Snyder stated the purpose of the meeting is to discuss how the proposed zoning amendment would affect the historic resources (physical buildings) at Warwick Furnace

Farm as well as all Class 1 and Class 2 historic resources throughout the Township. The Historical Commission has been asked by the Board of Supervisors to provide feedback on whether the proposed zoning amendment is recommended.

Mr. Rosen gave a brief overview of how the proposed zoning amendment would allow them to realize their vision for how Warwick Furnace Farm will be used.

The Rosen's architect, John Milner, spoke briefly about the physicality of the buildings. The property has 10 historic buildings, 5 of which are Class 1, and is listed on the National Register. Plans include adding a garage or possibly turning one of the existing buildings (the Gourd house) into a garage, enlarging the kitchen by connecting the laundry building to the kitchen, other buildings would be turned into guest quarters. No preliminary architectural plans, sketches or renderings have been submitted so discussion was limited.

Cary F. Leptuck, board chairman of the French & Pickering Creek Conservation Trust, spoke about the original intent of purchasing the Pew Estate and their desire to conserve of the Furnace ruins.

Karl next asked if there were any questions from citizens. There was much discussion the majority of which was against the proposed zoning amendment.

There being no further business, Jean Sauer made a motion to adjourn which was seconded by Elaine Adams. The meeting adjourned at 9:48pm.

Respectfully submitted,

Jean Sauer
Secretary
Warwick Township Historical Commission