



# Township of Lower Makefield

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## Historical Architectural Review Board

**PERMIT APPLICATION RECEIVED FROM:** ELU DeLuca Yardley LLC

**PERMIT ADDRESS:** 915 Antique Alley

**PERMIT TO:** Prickett Preserve – Barn Renovation

### **COMMENTS BY BOARD MEMBERS (October 11, 2022):**

The Board Members voted to recommend approval of the plans conditioned on revisions to the service entrance door that were discussed, rather than a flat surface in the well that it be stepped down, that the downspout be moved beyond the wooden doors, that the railing around the well be painted an earth tone to match the downspouts, that the ends of the well be pulled in, with regard to the opposite side of the building opposite the service door that they make that fascia run straight as well and do the same kind of setback, and that the connection of the new structure to the barn be the minimal connection that they can propose and still have everything being structurally-sound.

#### **BOARD MEMBERS APPROVED**

Jennifer Stark, Secretary  
Liuba Lashchyk, Member  
Michael Kirk, Member

#### **BOARD MEMBERS DISAPPROVED**

Stephen Heinz, Chair





**PRICKETT PRESERVE  
AT EDGEWOOD**

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# THE EXISTING BARN



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# ILLUSTRATIVE PLAN - ORIGINAL SITE



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# ILLUSTRATIVE PLAN - AFTER DEVELOPMENT



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# RETAIL VILLAGE PERSPECTIVES



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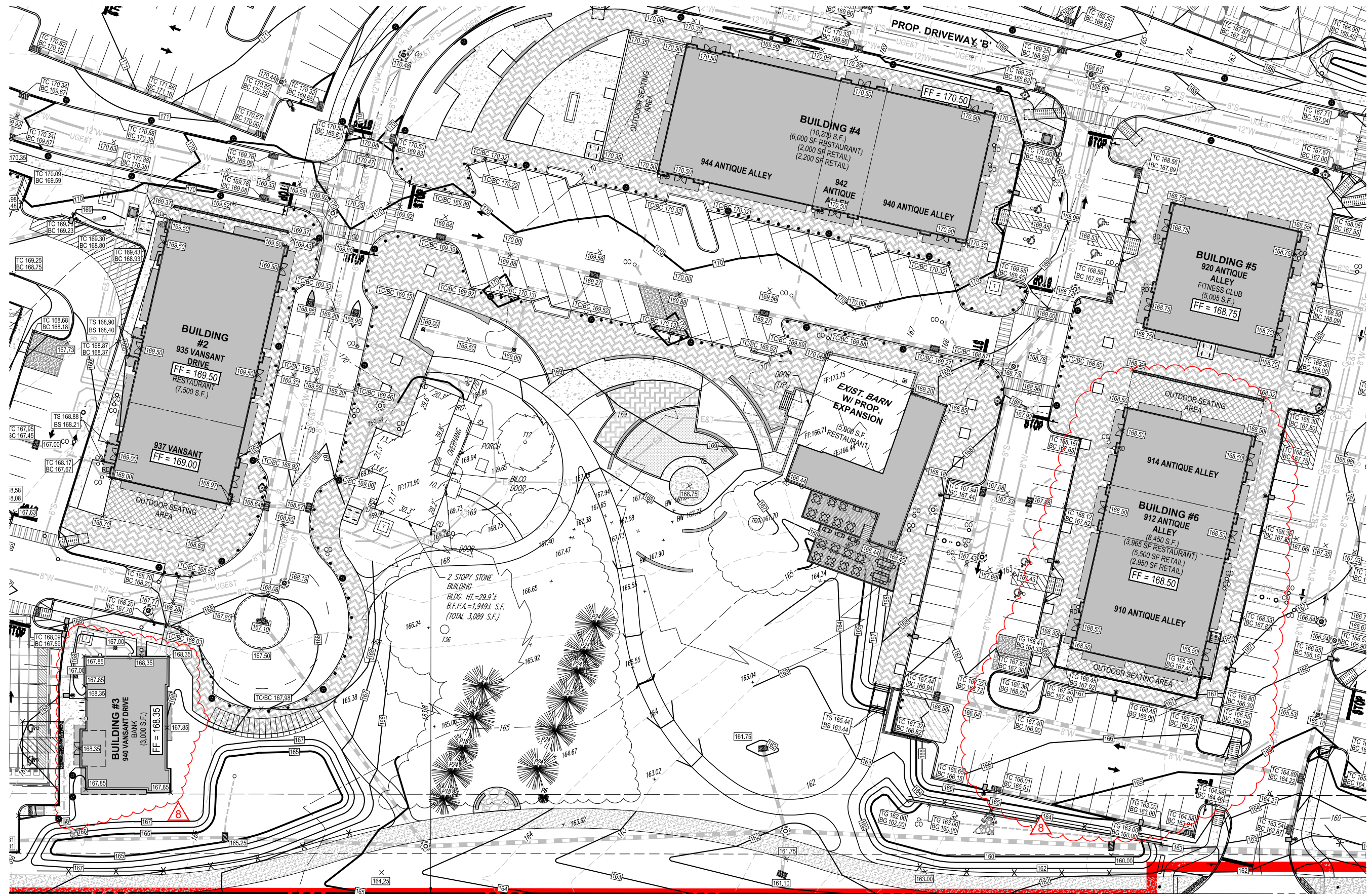
# RETAIL VILLAGE PERSPECTIVES



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# APPROVED LAND DEVELOPMENT PLAN



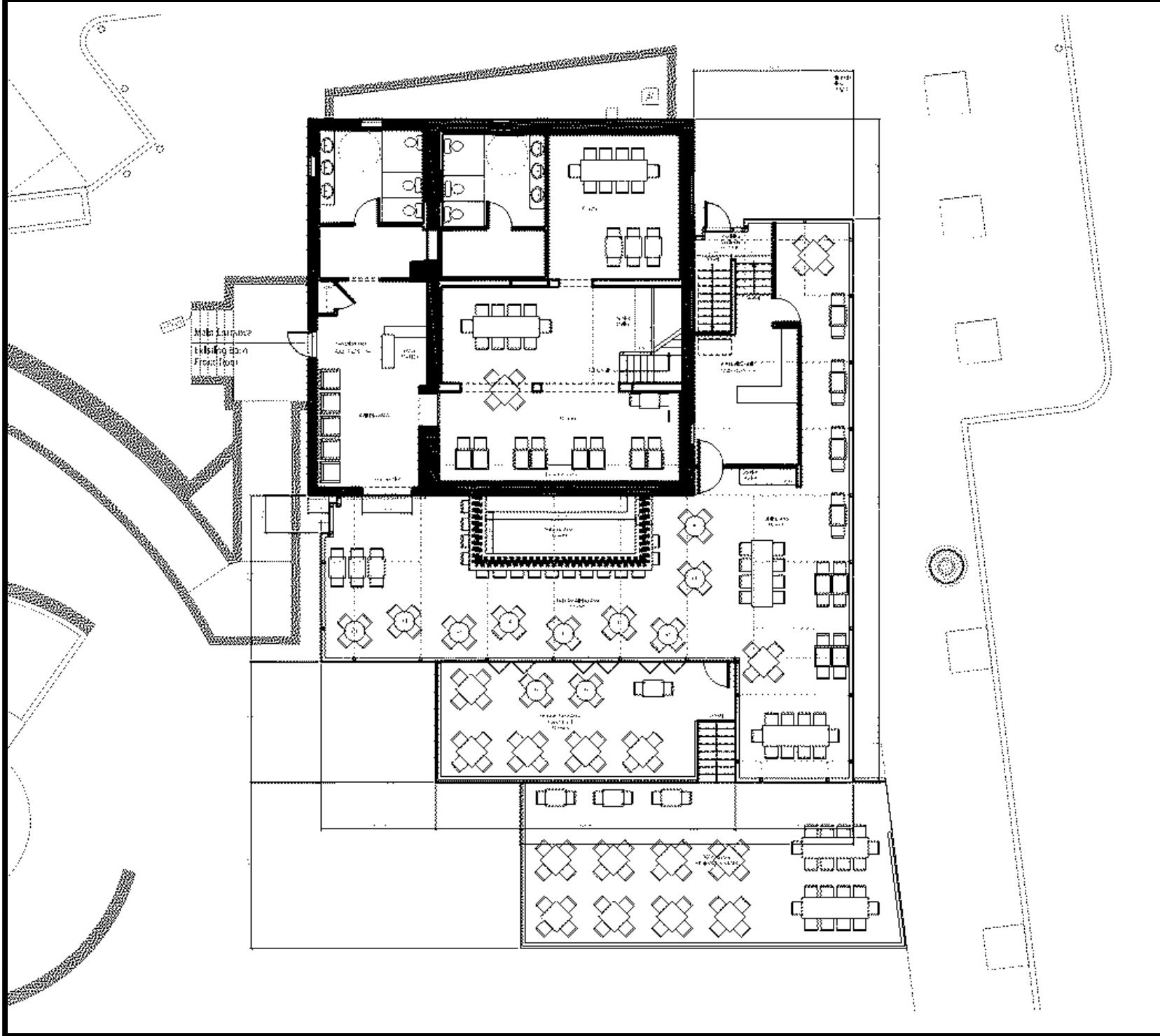
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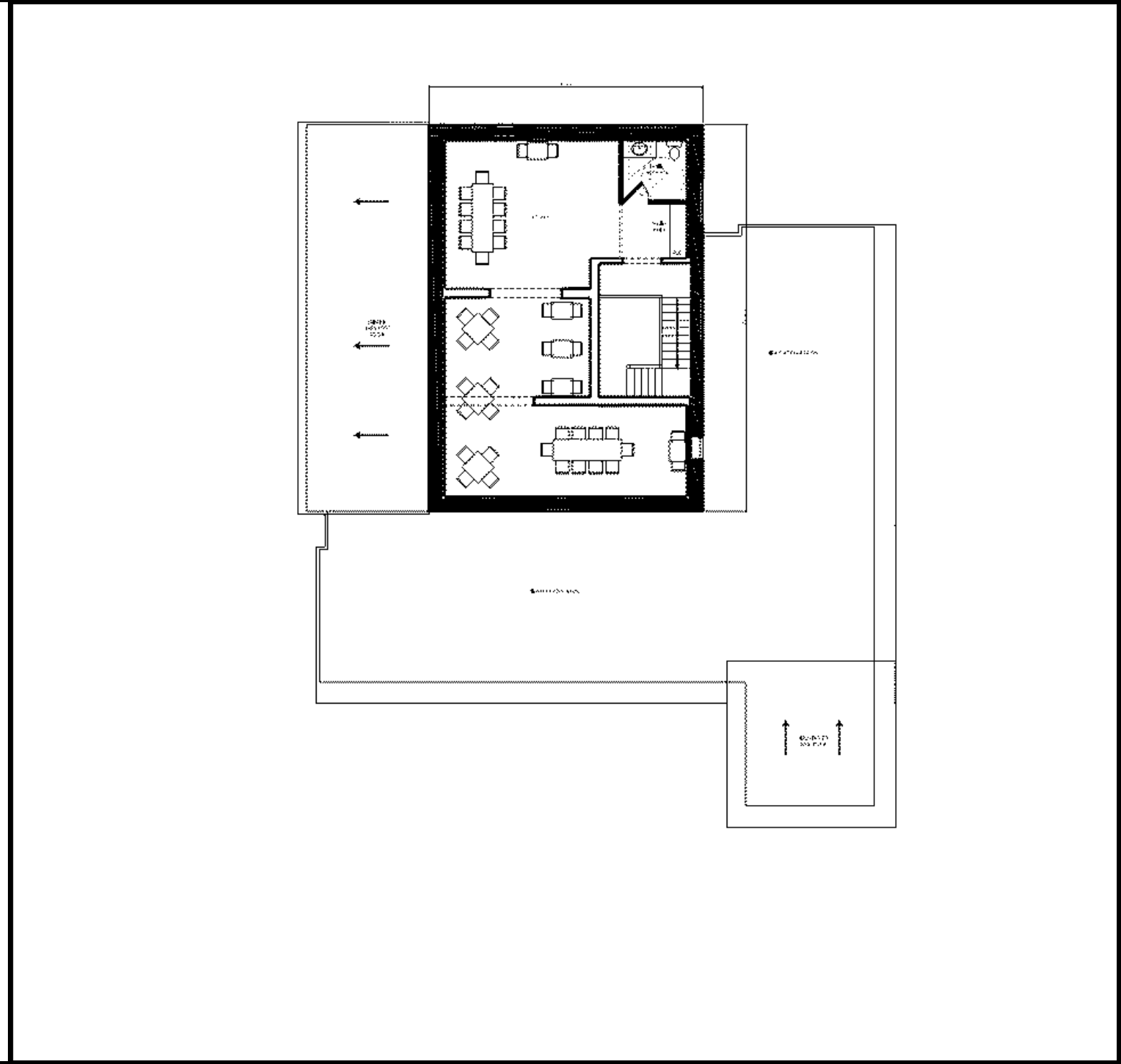
# BARN ADDITION - PLANS



# BARN BUILDING PLANS



Main Level



Upper Level



# BARN ADDITION - PERSPECTIVES



# BARN ADDITION PERSPECTIVE - WEST ELEVATION



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# BARN ADDITION PERSPECTIVE - WEST ELEVATION



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# BARN ADDITION PERSPECTIVE - SOUTHWEST FROM DRIVE AISLE



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# BARN ADDITION PERSPECTIVE - SOUTHEAST ELEVATION - Service Entry



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# BARN ADDITION PERSPECTIVE - SOUTHEAST ELEVATION - Connection



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# BARN ADDITION PERSPECTIVE - NORTH ELEVATION - Main Entry



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# BARN ADDITION PERSPECTIVE - EAST ELEVATION - Exposed Barn Well



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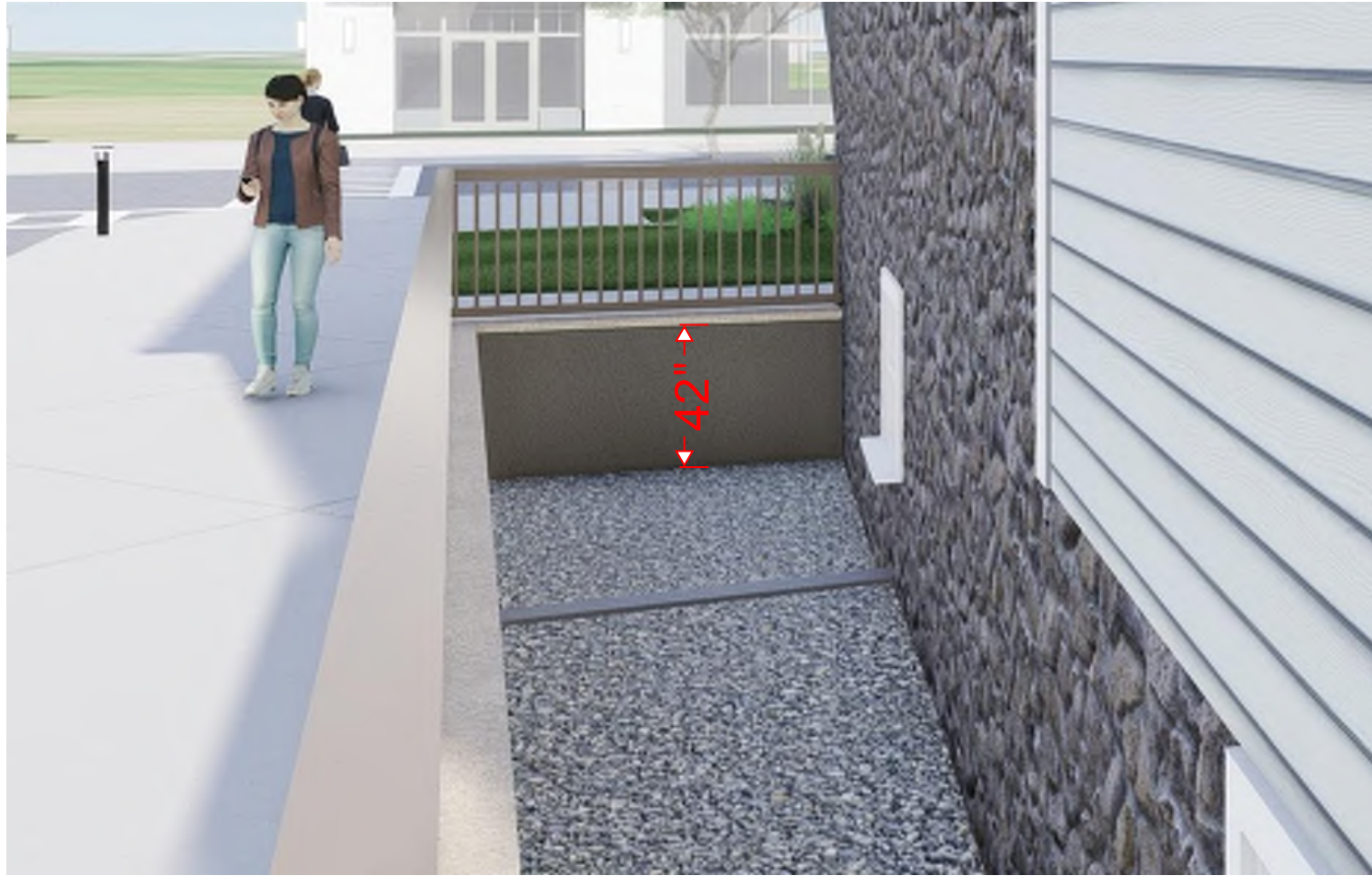
# BARN ADDITION PERSPECTIVE - EAST ELEVATION - Exposed Barn Well



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# BARN ADDITION PERSPECTIVE - EAST ELEVATION - Exposed Barn Well



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# BARN ADDITION PERSPECTIVE - NORTH ELEVATION - Connection

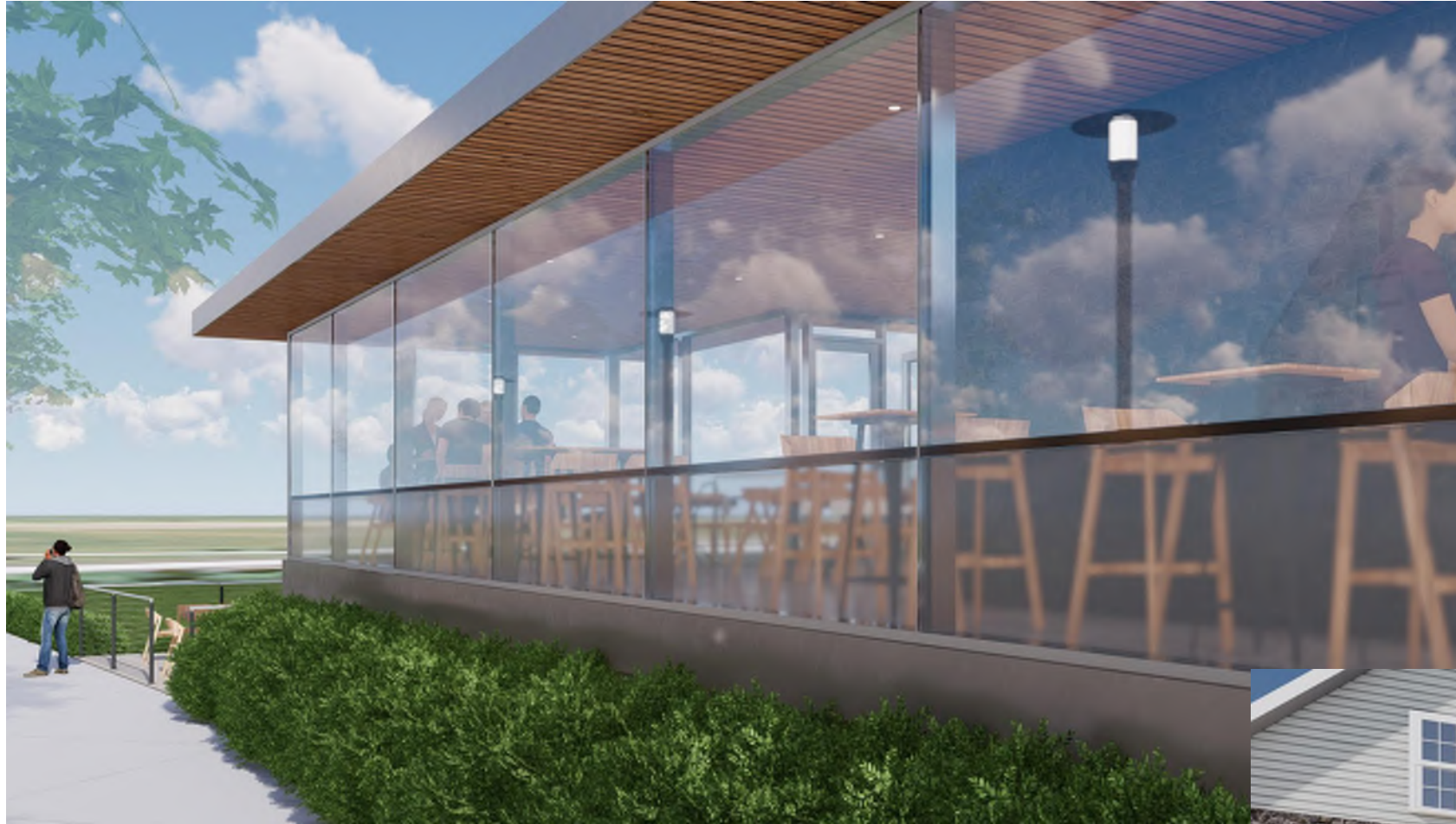


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# BARN ADDITION PERSPECTIVE - General Perspective - Glazing Film



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# BARN ADDITION PERSPECTIVE - SOUTHWEST ELEVATION - NIGHT



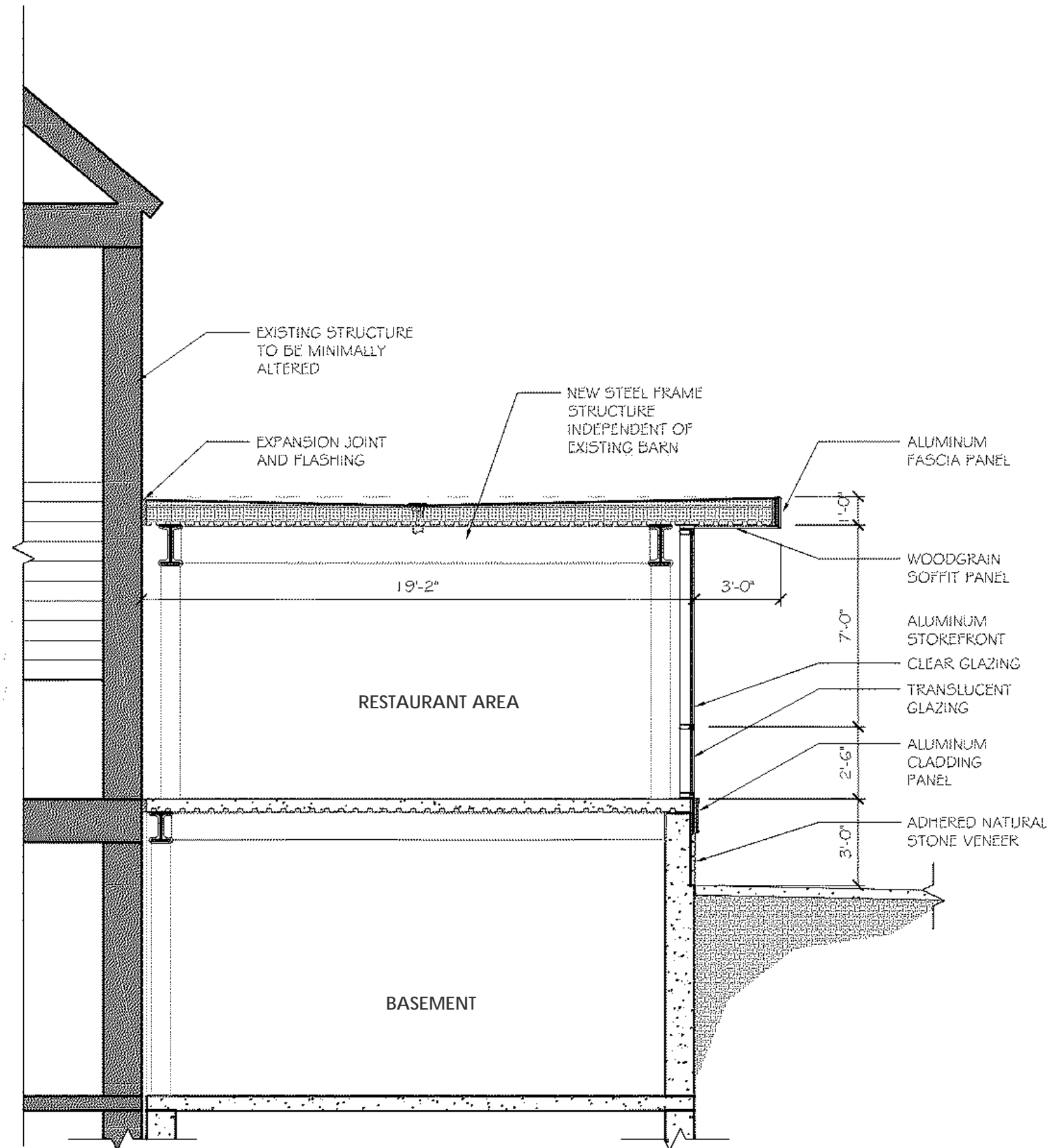
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# BARN ADDITION - GENERAL DETAILS



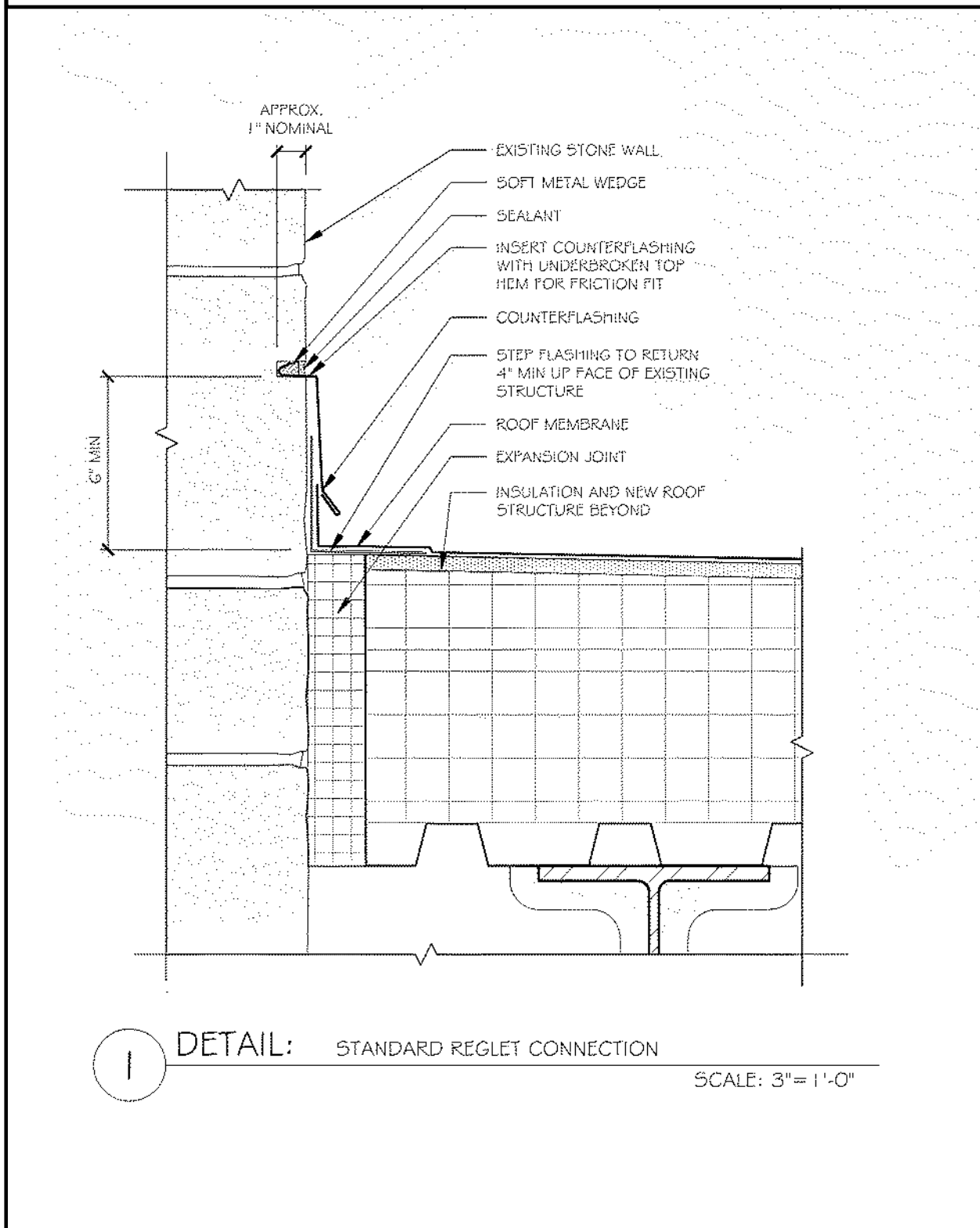
# BARN ADDITION - TYPICAL WALL SECTION



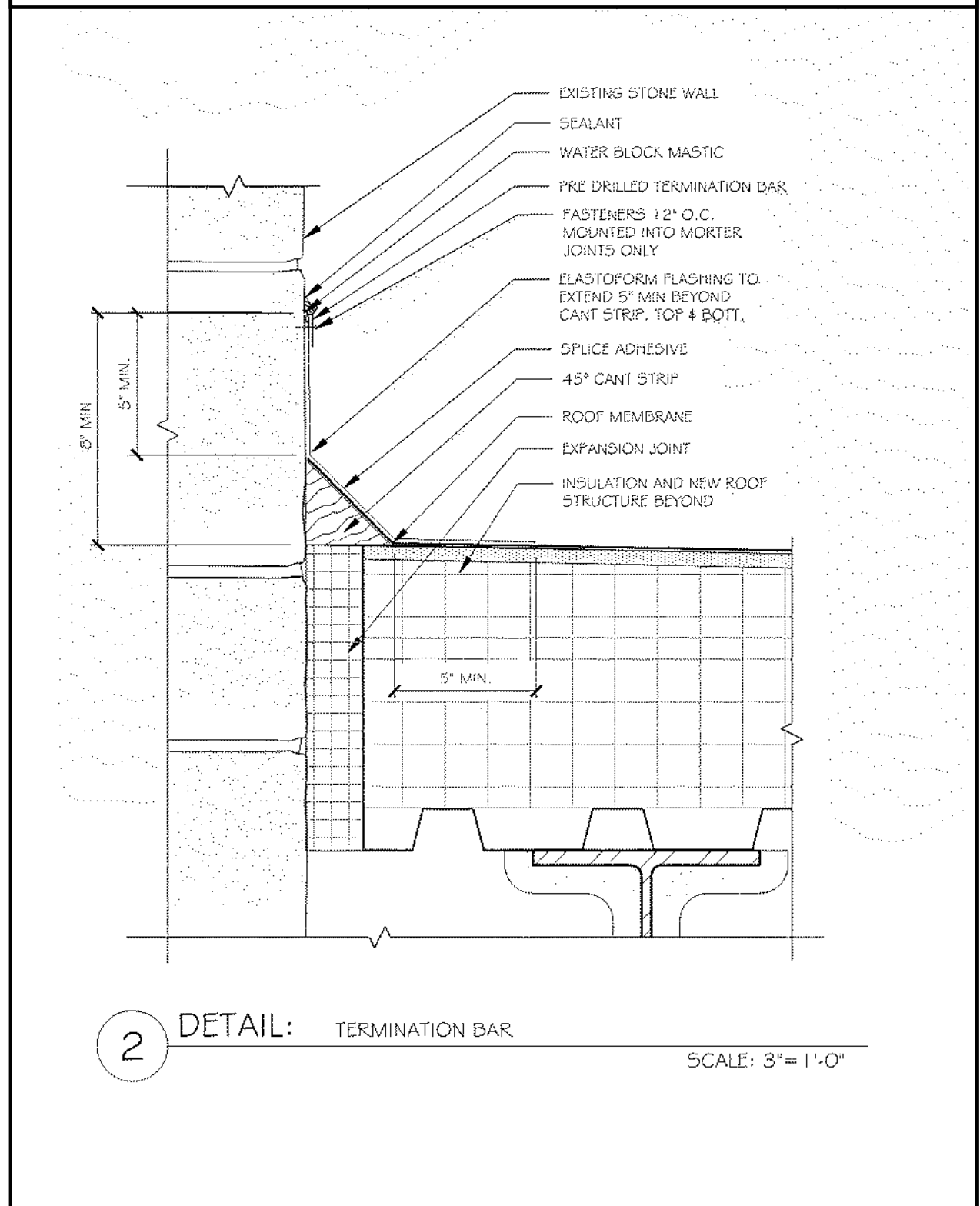


# BARN ADDITION - ROOF CONNECTION DETAILS

Option 1 - Preferred Option



Option 2 - Alternate Option





# BARN ADDITION - MATERIALS






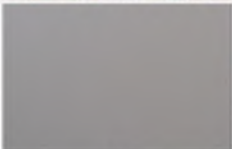






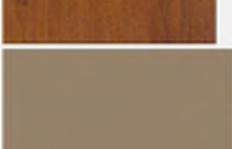



# EXTERIOR MATERIALS - BASIS OF DESIGN



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# EXTERIOR MATERIALS - BASIS OF DESIGN

KEYNOTE	MATERIAL DESCRIPTION	COLOR	LOCATION	BASIS-OF-DESIGN	IMAGE	PRODUCT LINKS	ALTERNATE #1 BOD	IMAGE	PRODUCT LINKS	ALTERNATE #2 BOD	IMAGE	PRODUCT LINKS	ALTERNATE #3 BOD
4.1	<b>ADHERED NATURAL STONE VENEER</b>	EARTH TONE BLEND TO MATCH EXISTING	NEW FOUNDATION WALLS	NATURAL STONE VENEER: STONEYARD ASPEN RIDGE STACKED STONE		<a href="https://stoneyard.com/looky-it-categories/veneer/hin-stone-veneer-all/">https://stoneyard.com/looky-it-categories/veneer/hin-stone-veneer-all/</a>	NATURAL STONE VENEER: OLD WORLD STONE VENEER HIGHPOINT LEDGESTONE		<a href="https://www.oldworldstoneveneer.com/products/stone-veneer/oldworldstone/high-point/">https://www.oldworldstoneveneer.com/products/stone-veneer/oldworldstone/high-point/</a>	NATURAL STONE VENEER: OLD WORLD STONE VENEER WOODBRIDGE LEDGESTONE		<a href="https://www.oldworldstoneveneer.com/products/stone-veneer/oldworldstone/woodbridge/">https://www.oldworldstoneveneer.com/products/stone-veneer/oldworldstone/woodbridge/</a>	NATURAL STONE VENEER: ROLLING ROCK BUILDING STONE ANDOVER LEDGESTONE
5.1	<b>ALUMINUM FASCIA</b>	MEDIUM GRAY: PLATINUM MICA OR SIMILAR	NEW FLAT ROOF FASCIA	ALUCOBOND AXCENT		<a href="https://www.alucobondusa.com/products/alucobond-axcent/">https://www.alucobondusa.com/products/alucobond-axcent/</a>							
5.2	<b>METAL CABLE GUARDRAIL</b>	CHARCOAL GRAY POSTS AND STAINLESS STEEL RAILING	OUTDOOR DECK AREAS	RAILING WORKS BY NEXAN CABLE RAILING SYSTEM		<a href="http://www.nexaninc.com/products/aluminum-railing/cable-railings/">http://www.nexaninc.com/products/aluminum-railing/cable-railings/</a>							
5.3	<b>STANDING SEAM METAL ROOF</b>	BLACK	EXISTING BARN SHED ROOF	ATAS INTERNATIONAL COLONIAL SEAM		<a href="https://www.atas.com/products/metal-roofing-systems/standing-seam/colonial-seam/">https://www.atas.com/products/metal-roofing-systems/standing-seam/colonial-seam/</a>							
6.1	<b>STAMPED CONCRETE DECK</b>	BEIGE WOOD PLANK PATTERN	OUTDOOR DECK AREAS	N/A		<a href="https://findacement.com/stamped-concrete-pattern/">https://findacement.com/stamped-concrete-pattern/</a>							
7.1	<b>FIBER CEMENT HORIZONTAL SIDING</b>	ARCTIC WHITE SMOOTH	EXISTING BARN	JAMES HARDIE PLANK LAP SIDING		<a href="https://www.jameshardie.com/products/hardieplank-lap-siding/">https://www.jameshardie.com/products/hardieplank-lap-siding/</a>							
7.2	<b>SOFFIT PANELS</b>	CHESTNUT WOODGRAIN	NEW FLAT ROOF OVERHANGS	KNOTWOOD ALUMINUM SOFFIT		<a href="https://knotwood.com/wood-grain-panels/">https://knotwood.com/wood-grain-panels/</a>	JAMES HARDIE SOFFIT PANELS TIMBER BARK WOODGRAIN		<a href="https://www.jameshardie.com/products/hardiesoffit-panels/">https://www.jameshardie.com/products/hardiesoffit-panels/</a>				
7.3	<b>STUCCO</b>	PECCOS	EXPOSED FOUNDATION, WELL AND PATIO WALLS	StoPowerwall		<a href="https://www.stoerp.com/en-us/systems/sto-powerwall-extraseal/indoor-brochures-case-studies/">https://www.stoerp.com/en-us/systems/sto-powerwall-extraseal/indoor-brochures-case-studies/</a>							
8.1	<b>ALUMINUM STOREFRONT</b>	CLEAR ANODIZED	FIRST FLOOR DINING AREAS	KAWNEER ALUMINUM STOREFRONT SYSTEM		<a href="https://www.kawneer.com/usa/america/en/for-object-categories.asp?cat_id=1337&amp;desc=fixed-aluminum-frame-storefront-glazing-systems">https://www.kawneer.com/usa/america/en/for-object-categories.asp?cat_id=1337&amp;desc=fixed-aluminum-frame-storefront-glazing-systems</a>							
8.2	<b>STOREFRONT GLAZING</b>	CLEAR; LOW-E COLOR-NEUTRAL VLT = 70 / SHGC = 0.39	FIRST FLOOR DINING AREAS	VITRO SOLARBAN 60 SOLAR CONTROL		<a href="https://www.vitroglazing.com/products/low-e-glass/solarban-60-glass/">https://www.vitroglazing.com/products/low-e-glass/solarban-60-glass/</a>							
8.3	<b>FOLDING GLASS DOORS</b>	CLEAR ANODIZED	MAIN BAR DINING AREA	MANAWALL SLEO		<a href="https://www.manawall.com/online-atom-seals/aluminum-frame/">https://www.manawall.com/online-atom-seals/aluminum-frame/</a>							

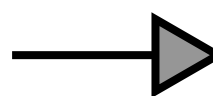
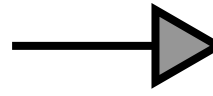


# BARN PERSPECTIVES - BEFORE AND AFTER HARB

BEFORE HARB



AFTER HARB



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