

# Franklin Township Historic Preservation Advisory Commission

## Regular Monthly Meeting Minutes

### October 4, 2016

#### Location

Franklin Township Municipal Building, 475 DeMott Lane, Somerset, NJ

#### Call to Order

The meeting was called to order by the Chair, Mr. Burian, at 7:35 pm in accordance with the Open Public Meeting Law of 1975.

#### Attendance

Members: Andrew Burian, Thomas Gale, Anthony Ganim (left at ~8pm, after formal reviews), Robert LaCorte (arrived at ~8pm, replacing Mr. Ganim), Barbara ten Broeke

Alternate: Nancy Hohnstine

Staff: Vincent Dominach, Senior Zoning Officer (left after formal reviews), Mark Healey, Director of Planning (arrived after formal reviews to discuss Master Plan Element)

Council Liaison: Dr. Theodore Chase

#### Absent

Members: Susan Goldey, Joanne Kaiser

Historian: Robert Mettler

After taking roll, Mr. Gale noted that there was a quorum and the alternate, Ms. Hohnstine, would be voting.

#### Guests

Bill Bowman, reporter, Franklin Reporter & Advocate

Craig Deutsch, architect, for 4581 RT 27, Kingston, NJ, 16-00019

Kathryn Kopp, Esq. attorney representing Oscar Schofield, for 24 Sycamore Pl, Kingston, NJ, 16-00017

Paul Manogue, for 52 Elm St, East Millstone, NJ

William Santoriello, contractor, for 15 Market Street, East Millstone, NJ, 16-00018

Oscar Schofield, for 24 Sycamore Pl, Kingston, NJ, 16-00017

Pat Shimalla, for 15 Market Street, East Millstone, NJ, 16-00018

#### Formal Reviews

1. Review of a Certificate of Appropriateness (CoA) application submitted by Princeton International Properties requesting approval to install a cooking exhaust hood at 4581 RT 27, Kingston, NJ, Block 3, Lot 15, zoned NBH, and located within the Kingston Local Historic District. File 16-00019.

The Commission heard testimony from the project architect, Mr. Deutsch, as well as reviewed the information from a CoA application form and documents prepared by harmandeutsch Architecture that included digital and paper versions of: a sheet titled "4581 Route 27 (Main Street)" with printed color photos, undated, including an aerial view of the location, 4 views of the building: from the Main Street and Laurel Ave. corner (front and side elevations), west side from Main Street (drive aisle elevation), north west corner from the drive aisle (rear and drive aisle elevations), north side from

Laurel Ave (rear and side street elevations), and a view of the front outdoor seating area; a sheet titled "Existing Conditions" that includes a first floor plan, with 5 printed color photos of the front entrance, the front west corner, the east side, west side, and the rear elevations; a sheet titled "View #1", dated 9/27/16, containing a printed photo of the rear with the proposed additions represented via photo simulation; a sheet titled "View #2", dated 9/27/16, containing a printed photo of the rear and west sides with the proposed additions represented via photo simulation; a sheet titled "View #3", dated 9/27/16, containing a printed photo of the front and east sides of the building with proposed additions represented via photo simulation; a sheet titled "Elevations", dated 9/27/16, with east side and rear elevations of the proposed project.

The building is listed as a contributing property in the Kingston Village State and National Register Historic District and is described as a c. 1880, two-and-one-half-story L-shaped structure with a double-bay storefront arrangement with a recessed doorway and pent-eave on the east side, and a c. 1920 two-bay extension with a pedimented entrance doorway and surrounding fluted pilasters on the west side; with gables for both sections facing the street and the roof over the western section that is considerably higher than that over the eastern section; clapboard siding and 2/2 windows.

Mr. Deutsch informed the Commission that the business, known as Main Street Eatery and Bakery, had been a mom and pop type store in Kingston for a very long time but that the building will be getting a new tenant who intends to do cooking. He explained that the existing exhaust vent that comes through the east side of the building is inadequate and not up to code. He said the proposal is to install an air handler unit on a shelf over the left rear door and below the left second floor window. The unit will have a perforated metal screen around it to shield it visually. Metal ductwork will be mounted next to it and run up the rear exterior wall close to the east corner, jogging around the roof eave, and ending with a powered exhaust fan several feet above the eave. To visually screen the metal ductwork, cementous horizontal siding will be used to box it out.

Mr. Burian asked if the bottom of the box out would be open and Mr. Deutsch said it would be screened. Mr. Burian said he would prefer to see the jog around the roof eave be made with 45 degree rather than 90 degree angles and Mr. Deutsch agreed that the angles could be changed. When asked what will happen with the existing exhaust fan that projects through the east side wall, Mr. Deutsch said that it would be removed and the opening filled in with matching clapboard.

Mr. Gale noted that even with the screening, the vent system will be prominent given its location above the rear drive aisle and parking lot and very near the Laurel Avenue sidewalk and street. He asked if another, less prominent location had been considered and Mr. Deutsch explained that the location was partly dictated by the location of the kitchen but also by the fact that there are multiple doors and windows on all sides and there really isn't a less visible side of the building. Mr. Gale asked if the screening might not make the additions more prominent but most members seemed to feel that the screening was a visual improvement over leaving the unit and ductwork exposed on the exterior wall.

No public chose to comment on this application.

A motion was made (Mr. Burian) and seconded (Ms. Hohnstine) to **approve the Certificate of Appropriateness application to install a cooking exhaust hood with the condition that transitions in the decorative screening of the exterior vertical vent will be made via 45**

**degree angles.** The Commission felt that the property has historic significance as a part of the village of Kingston and that the alterations as conditionally approved would have limited negative impact on the property, the neighboring historic properties or the local historic district. The motion was passed by unanimous voice vote.

2. Review of a Certificate of Appropriateness (CoA) application submitted by Oscar Schofield & Nagisa Manabe requesting approval of the replacement roof and windows on the barn at 24 Sycamore Place, Kingston, NJ, Block 5.02, Lot 147.01, zoned R-20 and located within the Kingston Local Historic District. File 16-00017.

The Commission heard testimony from the applicant, Mr. Schofield, as well as reviewed the information from a CoA application form and documents that included an undated and unsigned copy of a portion of a property survey with the house and barn located and six undated printed color photos showing recent exterior conditions of the barn and one undated printed color photo of the barn interior. At the meeting, Mr. Schofield provided three additional undated color photos of the front, rear, and west elevations of the barn showing current conditions.

The house on the property is listed as a contributing property in the Kingston Village State and National Register Historic District and is described as a c. 1910-1920 one-story, three-bay bungalow with clapboard siding and front-gabled asphalt roof. The barn is a detached, tall 1 ½ story, 3 bay by 1 bay, side gambled roof structure. The first story is concrete masonry units with small square windows and a single Dutch door while the gable ends are wood sided. On the CoA application the barn is estimated to be about 20 years old but it appears to be older, possibly c. mid-20<sup>th</sup> century.

Ms. Kopp introduced Mr. Schofield who explained that he had started out with the intention of merely replacing missing roof shingles but found that the roof was in worse shape than he thought so wound up replacing the whole roof. He used dimensional/architectural type asphalt shingles, similar, it was noted, to the roof shingles on the house. He added that he proposed to replace the hay door with windows. He explained that they would be simply glass panes in wood frames. He pointed out that the deteriorated metal shed that was attached to the barn had been removed as previously proposed and approved.

No public chose to comment on this application.

A motion was made (Mr. Gale) and seconded (Mr. Burian) to **approve the Certificate of Appropriateness application to replace the roof and windows on the barn.** The Commission felt that the property has historic significance as a part of the village of Kingston and that the alterations to the barn as approved would have little negative impact on the property, the neighboring historic properties or the local historic district. The motion was passed by unanimous voice vote.

3. Review of a Certificate of Appropriateness (CoA) application submitted by Pat Shimalla requesting approval to restore the front porch and steps at 15 Market Street, East Millstone, NJ, Block 64, Lot 1, zoned R-10H and located within the East Millstone Local Historic District. File 16-00018.

The Commission heard testimony from the applicant, Mr. Shimalla, and project contractor, Mr. Santoriello, as well as reviewed the information from a CoA application form and documents that

included: a two paged detailed description of the project prepared by Plainfield Restoration and Reproduction LLC, dated 8/30/16; an undated, hand drawn, annotated plan detail of the front porch with side and front elevation details of the new step railings; and an undated printed color photo of the Market Street façade and porch.

A 1980 East Millstone Historic District Individual Structure Survey Form describes the property as an outstanding example of a Late Victorian Eastlake style house, rare in the area. The c. 1880, 3 story, 4 bay by 4 bay, brick building has a pair of ornamental interior chimneys, a hip roof, 1 over 1 double hung windows, wide cornice with large brackets flanking the third floor windows, and a projecting side bay with barge board trim. The survey form describes the porch as ornate, detailing the chamfered posts on pedestals with each bay having arched knee braces, molded capitals, a centered pendant, an architrave and balustrade with flat balusters both having multiple circular cut-outs, a bracketed frieze, simple cornice, and a shallow pediment over the entrance bay. Its historic name is the Nathaniel Wilson House.

Mr. Santoriello and Mr. Shimalla went over the project using the drawing submitted. They explained that the existing decking will be removed down to the framing which will be repaired as needed. New tongue and groove decking will be installed using bullnosed 5/4" mahogany like hardwood. The treads, risers, and rails of the front porch will also be replaced. As proposed, the stair treads would be replaced with 5/4" bullnosed mahogany like hardwood and the risers with 3/4" Azec composite lumber. Mr. Burian expressed concern that even when painted, Azec has a unique appearance that would not be appropriate for this project. He felt that the risers should also be wood.

The existing front steps' posts, rails and balusters are inappropriate replacements. New posts, rails, and balusters are proposed. The new posts were proposed to be made of Azec but for the same reason as stated with the risers, Mr. Burian said he suggests real wood be used for the posts. The proposal calls for the stair rails and molding to be custom milled of mahogany like hard wood to match the existing porch rails and molding. The new square balusters will also be made of mahogany like hardwood.

The porch will be prepped for repainting and any damaged area found will be repaired using mahogany like hardwood patches. Mr. Santoriello said no fillers or epoxy consolidants will be used.

No public chose to comment on this application.

A motion was made (Mr. Burian) and seconded (Ms. ten Broeke) to **approve the Certificate of Appropriateness application to restore the front porch and steps with the condition that wood rather than Azec composite lumber be used for the project.** The Commission felt that the property has high historic significance as a part of the village of East Millstone and that the restoration of the porch as conditionally approved would have no negative impact on the property, the neighboring historic properties or the local historic district. The motion was passed by unanimous voice vote.

A motion was made (Ms. ten Broeke), seconded (Mr. Burian), and passed by unanimous voice vote to amend the agenda to allow the formal review of an additional application that arrived too late to make the agenda.

4. Review of a Certificate of Appropriateness (CoA) application submitted by Paul Manogue requesting approval of a 24' long, 8' height solid fence and gate on right side of property at 52 Elm Street, East Millstone, NJ, Block 73.01, Lots 19 & 20, zoned R-10H and located within the East Millstone Local Historic District. File unnumbered.

The Commission heard testimony from the applicant, Mr. Manogue, as well as reviewed the information from a CoA application form and documents that included a site survey, undated, by Trinity Land Surveying, with the fence location drawn in by hand, an undated printed black and white photo of the front and left side of the house, titled Street View of House, an undated printed black and white photo of the right side of the house and gate along with the left side of the neighboring house, titled Street View of Gate, and an undated printed black and white photo of the gate and fence, titled Close Up of Gate + Fence.

The house is a 19<sup>th</sup> century vernacular style, 3 bay by 3 bay, 2 story building with a cross gabled roof, a centered, single story, hip roofed front porch supported by twin square posts, an interior side chimney and double hung windows. There are several large additions in the rear. Its original integrity has been compromised somewhat by more recent alterations.

Mr. Manogue explained that the fence was actually installed in 2014 so that he was just seeking approval of the fence as installed. He noted that due to the proximity of his neighbors addition, only the gate is visible from the street.

No public chose to comment on this application.

A motion was made (Ms. ten Broeke) and seconded (Mr. Ganim) to **approve the Certificate of Appropriateness application for the installation of a 24' long, 8' height solid fence and gate on right side of property.** The Commission felt that the property has slight historic significance as a part of the village of East Millstone and that the addition of the fence and gate as approved would have little negative impact on the property, the neighboring historic properties or the local historic district. The motion was passed by unanimous voice vote.

#### **Informal Reviews**

None

#### **Correspondence**

None

#### **Approval of Minutes of July and September 2016 meetings**

Due to the number of members absent and to allow members more time to review the draft minutes, Mr. Burian suggested that **approval of the HPAC regular monthly meeting minutes of July 5, 2016 and September 6, 2016 [there was no meeting in August] be postponed until the next meeting.**

#### **Reports**

1. Township Open Space Advisory Committee

Mr. LaCorte reported that the September OSAC meeting focused on hunting. Mr. LaCorte also mentioned that there had been some communication with Tom D'Amico, Somerset County Planner and Historic Sites Coordinator, and Robert Vornlocker, Franklin Township Manager, regarding the replacement of the historic marker in front of the Stage House Restaurant on

Amwell Road in Middlebush. He understood that there was money available but details needed to be worked out as to who would make the replacement request and how it would be made.

2. Historic Resource Survey Committee (on hold)

**Unfinished Business**

1. Historic Preservation Plan Element of the Franklin Township Master Plan

Mr. Healey reviewed the greatly expanded Master Plan element that he completed in July. Mr. Chase and Mr. Healey explained that a simpler Master Plan element would normally be sufficient but Franklin Township is hoping to maintain a Silver Level Certification through Sustainable New Jersey's Green Team program so a more robust Master Plan element is desired. When asked about the schedule of approval, Dr. Chase said he believes the Township should have enough points without the revised element to qualify by the next date.

Mr. Healey briefly went through the various sections. Together we discussed some of the locations of properties in Table H-1 State and National Register Places in Franklin Township. Under the Key Assets a number of additional Historic Preservation organizations were suggested. Under the Choices section we also discussed the status of the Township owned properties that have been proposed for sale and the Green Acres issues involved. Mr. Gale reviewed the many benefits the Township received from the previous Historic Preservation Consultant despite his brief term and suggested that perhaps the Township could receive other benefits if it were to again hire a Preservation Consultant, even if it were just a part time position.

**New Business**

1. Open positions

Mr. Burian mentioned that he was attempting to interest several people in the open positions.

**Public Discussion**

None

**Next Meeting Announcement**

Regular meeting 11/1/16

**Adjournment**

At 9:15 p.m. a motion to adjourn the meeting was made and passed by unanimous voice vote.

Respectfully submitted,

Thomas Gale, Secretary

EC:

Robert Vornlocker, Township Manager  
Ann Marie McCarthy, Township Clerk  
Mark Healey, Director of Planning  
Vincent Dominach, Senior Zoning Officer  
FTHPAC members