

Franklin Township Historic Preservation Advisory Commission
Minutes of the Regular Monthly Meeting
February 4, 2014

Location

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

Call to Order

The meeting was called to order by Chairman Andrew Burian at 7:30p.m. in accordance with the Open Public Meeting Law of 1975.

Attendance

Members—Andrew Burian, Tom Gale, Anthony Ganim, Susan Goldey, JoAnn Kaiser, Bob LaCorte, Barbara Lawrence, Barbara ten Broeke
Alternate—Nancy Hohnstine
Staff—Vince Dominach
Council Member—Ted Chase

Absent

Member—Jean Ambrose
Historian—Bob Mettler

Guests

Scott Hodge (Kingston Presbyterian Church)
Brad Clifton (Kingston Presbyterian Church)
Nicholas P. Mariano, Esq. (852 Easton Avenue)

Formal Reviews

1. Review of the application for Certificate of Appropriateness of Northern Bank Holding LLC, 844 Easton Avenue, Somerset, NJ 08873 to install a wood carved sign on the building at 852 Easton Avenue, Somerset, NJ 08873 Block 383, Lot 39 zoned O-P and located in the Delaware and Raritan Canal Historic District. Application #14-0002

Nicholas P. Mariano, Esq. presented photographs of the building, a copy of the sign regulations from the Township code, a tax map and an image of the proposed sign. The applicant wishes to install a wood carved sign, 23 ½"x 118", in the front of the building in the same place where there once was a box sign of the same dimensions. The replacement sign will be illuminated by goose-neck lights.

The Commission stated that they approve the lighting concept but reminded Mr. Mariano that he will need another permit for the lights.

A motion was made and seconded (Lawrence, Gale) and approved by a vote of 7:1 with one abstention (Kaiser) to accept the application as submitted, as there will be no negative effect on the Delaware and Raritan Canal Historic District.

2. Review of the application for Certificate of Appropriateness by Kingston Presbyterian Church, 4565 State Highway Route 27, Kingston NJ 08528 Block 4 Lot 4 Zoned R-10-H, to replace the spire and bell vault of the church with an exact replication made of low maintenance materials. Application #14-001

Mr. Scott Hodge, Chairman of Buildings and Grounds and Mr. Brad Clifton, member of the congregation, of the Kingston Presbyterian Church presented photographs of the steeple with written rationale for its replacement, architectural drawings of the steeple as-is and as-proposed (exterior and interior), a tax map indicating the location of the church, and a photograph of another project that was executed by their contractor/architect (Campbell Industries, Campbellville, KY).

Mr. Clifton described the construction of the existing steeple as “eclectic,” consisting of cider block and steel trusses with wood cladding on the spire. He stated that the wood steeple was constructed in 1855 and has undergone significant restoration and renovation over the years. The steeple requires a painting every five years and extensive repair every ten years. The maintenance is costly and there are few companies that do the work.

The proposed steeple will have steel and aluminum trusses. The cladding of the spire will be constructed of sheets of 32 gauge aluminum with a baked on finish, riveted together with over lapping seams. The new steeple (tower, bell vault, spire) will be an exact replica of the existing one. The project involves removing the spire and bell vault and shipping them to Kentucky where the work will be done, and will take approximately twelve weeks.

The Commission advised the applicants that an aluminum spire is subject to irreparable hail damage, which they were aware of. The Commission asked if a cost analysis of wood replacement vs. other materials had been done. Mr. Clifton informed the Commission that using long lasting paint and replacing with wood had been considered, but replacing with “modern materials” was deemed to be more economical in the long run.

The Commission deferred a decision and asked the applicants to return with further documentation:

- 1) Photos of the interior and exterior of the steeple.
- 2) As-built drawings.
- 3) A life-cycle analysis.
- 4) The most recent engineering report, explaining why replacement in kind is not feasible

Chairman Burian reminded the applicants the Township Code requires documentation of the demolition if it occurs.

Informal Reviews

None

Correspondence

None

HPAC Minutes February 4, 2014

Approval of Minutes

The minutes of the meeting of December 3, 2014 were approved as submitted. (ten Broeke, Lawrence)

The minutes of the meeting of January 7, 2014 were approved as amended. (Lawrence, ten Broeke)

Reports

1. Open Space—Bob LaCorte reported that the meeting was cancelled.

Unfinished Business

1. Stoothoff-Gunther—Barbara Lawrence inquired about the status of the implementation of the grant money. Vince Dominach will investigate and report back at the next meeting.

2. Continued Work at Rutgers Prep—Tom Gale and Andrew Burian volunteered to visit the site before the next meeting.

3. Handbook—In committee

4. Franklin Inn—Sue Goldey reported that there has been progress toward the acquisition of the Franklin Inn. The owners have agreed to obtain a survey and have soil samples taken by their Licensed Site Remediation Professional. If the soil is “clean” the purchase can proceed.

5. Windows Workshop—A workshop, Preserving Character: Repair of Windows in Historic Buildings, will take place in the Franklin Township Library on April 27, 2014, 2:00-3:00. Commission members are asked to be available from 1:30-3:30. The workshop will be advertised by:

- Distributing flyers
- Posting on the Township web site
- Sending a direct email to the members of the East Millstone Historical Society
- Publishing an article in the Township Newsletter
- Issuing a press release to the Franklin Reporter and Advocate

New Business

1. Barbara ten Broeke reported that the dredging of the D&R Canal won't take place until 2015.