

Franklin Township Historic Preservation Advisory Commission
Regular Monthly Meeting Minutes
October 7, 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 7:30 pm in accordance with the Open Public Meeting Law of 1975.

Attendance

Members: Jean Ambrose, Andrew Burian, Tom Gale, Anthony Ganim, Susan Goldey Joanne Kaiser (arrived 7:35 pm), Bob LaCorte, Barbara Lawrence, Barbara ten Broeke

Alternate: Nancy Hohnstine

Historian: Robert Mettler

Staff: Vince Dominach

Absent

Council member: Ted Chase

Guests

Brandon Fisher (684 Easton Avenue)

David Weaver (Inquiry re: Kingston)

Peter Richardson (Rutgers Prep)

Alan Goodheart (39 Market Street)

Formal Reviews

1. Review of an application for a Certificate of Appropriateness by James Black for renovation of existing warehouse and garage with new addition at 39 Market Street, East Millstone, NJ 08873. Block 62 Lot 1.2, 10 Zoned R-10-H and located within the East Millstone Historic District. File #14-00034

Alan Goodheart, Landscape Architect for Mr. Black, presented revised floor plans, elevation drawings, a survey map and four site photographs for an addition to a former warehouse and garage that are being converted to a residence.

Plans for this project were previously presented to the Commission on September 12, 2012 for an already completed roof replacement and on January 7, 2014 for an addition to the smaller of the two buildings (the warehouse) and the construction of a 9' wall on the Market Street side of the building. The Commission expressed concern that a wall of that height would obscure the view of the buildings which would then no longer lend character to the village. The Commission provided suggestions for design modifications that would make the wall less obtrusive. The presenters, Mr. Goodheart and Mr. Cohen, agreed to provide the zoning office with a photograph of a "mock up" of the proposed wall,

which included two V shaped sections of glass block, a design that was inspired by a brick pattern on the east side of the larger building (the garage).

The October 7 plan differs from previous plans submitted. The addition to the rear of the existing building is smaller than originally proposed, there are more windows on the east side, and the detached storage shed is smaller. Mr. Goodheart stated that the chimney, will now be on the exterior and will be 10" wide stainless steel, the roof of the addition will be gray, the stucco will be orange and the slice wall will be red brick. Mr. Goodheart later revised his statement regarding the location of the chimney; it will be inside. This location is confirmed on the drawings of the north and west elevation showing the flue extending through the roof. Mr. Goodheart further stated that the north elevation on the plan presented is not correct, since the addition as was previously proposed has been shortened.

Anthony Ganim advised the applicant that the chimney must be insulated so as not to affect the glass in the windows. He recommended a distance of 4'-6' from the windows.

Andrew Burian inquired about plans for vegetation in front of the proposed screen wall on Market Street. There was continued concern on the part of the Commission regarding the height of the wall (9'). Mr. Goodheart said that Mr. Black, the owner, would be unwilling to amend the design. The idea of a red brick wall that echoes the original factory wall that was once across the street was presented. Mr. Goodheart talked about running the wall from beyond the north side of the former warehouse to somewhere between the warehouse and the garage to give it a sense of being an industrial perimeter wall rather than the tall screen wall that has been proposed. Bob Mettler agreed to provide historic photographs of the area.

Tom Gale noted that the newest plans place a bedroom in the existing garage and inquired about the preservation of an existing garage door. Concern was expressed that the newly proposed doors on the east side (a double set from the bedroom and a single door from a small room) will seriously compromise the unique pattern that inspired the V shaped glass brick sections on the Market Street wall.

The Commission asked Mr. Goodheart to return with the following:

1. An accurate drawing of the north elevation with dimensions
2. Section drawings of the building and the screening wall
3. Material samples
4. Reevaluation of the screening wall

2. Review of an application for a Certificate of Appropriateness by Rutgers Preparatory School, 1345 Easton Avenue, Somerset, NJ 08873 for replacement and installation of signage. Block 466 Lot 1.01, Zoned R-20 and located within the Delaware and Raritan Canal Historic District File #14-00033

Mr. Peter Richardson presented a plan for changing the signage at Rutgers Prep for the purpose of improving their appearance and effectiveness. In all, 18 signs are involved. Five will be removed,

seven will be replaced, five will be added, and one will be moved. Each replacement sign will be the same height as the existing one. The signs will be constructed of one inch thick PVC, painted burgundy with vinyl lettering and mounted on 4"x 4" pressure treated posts with PVC sleeves.

A motion was made and seconded (Lawrence, Ganim) and approved unanimously to accept the application as submitted as there will be no negative impact on the D&R Canal Historic District.

A motion was made and seconded (LaCorte, Goldey) and approved unanimously to amend the agenda to review the following application:

3. Review of the application of Fisher Roofing, 17 Bartle Road, Somerset, NJ 08873 for roof replacement at 684 Easton Avenue, Somerset, NJ 08873 Block 361 Lot 1, Zoned R-20 and located within the Delaware and Raritan Canal Historic District. Property owned by David Barrood, 6 Maynard Road, Somerset, NJ 08873. File #14-00035

Mr. Brandon Fischer presented a photograph of the building in need of roof replacement as well as a photograph of the existing shingle and the proposed shingle.

A motion was made and seconded (Lawrence, Goldey) and approved unanimously to accept the application as submitted since the building does not have historic significance and the roof replacement will have no negative impact on the D&R Canal Historic District.

Informal Reviews

Mr. David Weaver told the Commission that he is considering buying a home in Kingston and wished to become informed about the procedures involved in owning a home in a historic district. Discussion included the identification of the house as historic or contributing, repair vs. restoration, replacement in kind, and preserving historic integrity. Mr. Weaver was advised to consult the Historic Preservation Advisory Commission page on the Franklin Township website. The web page has links to the Secretary of the Interior's Standards and other pertinent information from the National Park Service.

Correspondence

None

Approval of Minutes

1. The minutes of the meeting of July 1, 2014 were approved as submitted.
2. The minutes of the meeting of August 5, 2014 were approved as amended.
3. The minutes of the meeting of September 2, 2014 were approved as amended.

Reports

1. Open Space –Bob LaCorte. No report.
2. Report from Manager of Special Projects—Tiffany Delaney—Ms. Delaney updated the Commission on the status of the various Township owned historic properties. A copy of her notes is attached.

3. East Millstone Historic Marker Signs-- Tiffany Delaney-- Signs have been ordered, will be delivered in November and installed before Thanksgiving.

Tom Gale reminded the Commission that in addition to the Open Space Agricultural, Recreation and Historic Preservation Trust Fund, there is also a Historic Trust Fund. Only the interest on this fund can be spent, but it is another possible resource.

Unfinished Business

1. Historic Resource Survey –In committee
2. Pleasant Plains School—The Chair has prepared a draft letter to the Township Manager.

New Business

None

Public Discussion

None

Upcoming Meetings

On October 11, 2014 Bob Mettler will conduct a walking tour of the cemetery in East Millstone.

Next Meeting Announcement

November 11, 2014

Adjournment

The meeting was adjourned at 10:20 p.m.

Respectfully submitted,

Susan Goldey, Secretary

Attachment: Report from Special Projects Manager, Tiffany Delaney

EC:

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

Attachment 1

Update on Status of Township Owned Historic Structures

Report given by Tiffany L. Delaney, Franklin Township Manager of Special Projects to Franklin Township Historic Preservation Advisory Commission at regular meeting on October 7, 2014

The historic structures mentioned in Wayne McCabe's spreadsheet are in the process of being worked on. Township staff have been working diligently and collaboratively to improve the condition of those properties.

Stoohoff-Gunther: Application for Project Authorization was completed late August and then submitted to the State Historic Preservation Office (SHPO) for approval. The application serves as a formal request to stabilize the Stoothoff-Gunther farmstead based on stabilization plans created by Ford 3. A copy of the application was sent to Barbara Lawrence, as well as Somerset County to serve as proof that the Township is taking the necessary steps to work on the property per parameters outlined in the grant that was awarded to Franklin Township.

Somerset County advised that grants funds they awarded the Township could not be applied towards the demolition of the barns. Other financial means will need to be explored to do this. It was suggested that the Township get a professional opinion as to the structural integrity of the barns and outbuildings.

To date, no response has been received from SHPO. Will follow up with them to see what the status is of the application.

Currently working with Joyce, Township Purchasing Agent, with regards to reviewing bid package created by Ford 3 for stabilization work. Andrew suggested that Ford 3 be responsible for overseeing the work and allow them to finish what they were hired to do. Ford 3 will be contacted so that they can pick up where they left off.

Van Liew Suydam; This is a Meadows property. Windows are a huge concern. Aluminum interior storm windows are the way to go to stop draft. 21 windows will need to be replaced. Township Engineer has a quote for the windows, which will be relatively inexpensive—approximately \$90 p/window. Measurements have been taken. Just need to place order and have them installed.

Hageman House: Roof on property will need to be replaced. SHPO approval will be needed before any work is to be performed. Meadows suggested replacing roof with simulated slate shingles. Members of the Historic Preservation Committee expressed displeasure with the use of simulated slate. Andrew Burian (Chair) stated that there's no real cost savings with going with simulated slate. Tom Gale and others agreed as well. Group consensus recommended that real slate be used. Tom Gale even provided name of slate contractor in Hopewell, NJ,

that the Township should consider getting quotes from: Bregenzer Bros.

Barbara Lawrence noted that a recent 1772 NJ Historic Trust grant opportunity had not been tapped by the Meadows Foundation. Per Angela Fernan's email, the Meadows Foundation was not in a position to financially match grant opportunity if awarded. The organization is financially strapped.

Another property that is currently being worked on is the **Van Wickle House**. There's a bulge in the roof that needs special attention. (Pictures were shown of the bulge). A structural analysis is underway by an engineering firm.

Overall, the properties are all being addressed. Lead testing and abatement have been done at some locations (i.e., Pleasant Plains Schoolhouse), and quotes are being collected for brick repointing.

Tiffany L. Delaney