

Franklin Township Historic Preservation Advisory Commission
Regular Monthly Meeting Minutes
November 11, 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: Andrew Burian, Tom Gale, Anthony Ganim, Susan Goldey, Bob LaCorte, Barbara ten Broeke
Alternate: Frank Aiello
Historian: Robert Mettler
Staff: Vince Dominach

Absent

Members: Jean Ambrose, JoAnne Kaiser, Barbara Lawrence
Alternate: Nancy Hohnstine
Council member: Ted Chase

Guests

Mark Edwards (5 Union St.)
Steven Cohen, Alan Goodheart (39 Market St.)
Bruce Fabian, Silvana Fabian (40 South Middlebush Rd.)
Dr. David Weaver, Sarah Melvin (13 Laurel Ave.)

Formal Reviews

1. Review of the application for a Certificate of Appropriateness by Mark Edwards to install a metal standing seam roof on the house and a metal corrugated roof on the garage at 5 Union Street, Kingston, NJ 08528 Block 3 Lot 3 Zoned R-10-H and located in the Kingston Historic District. File #14-00036

Mr. Edwards appeared before the commission in August. He had already re-roofed his garage with a corrugated metal product and was proposing to replace the existing shingle roof on the house with the same material. The commission recommended that Mr. Edwards use a standing seam metal roof and asked him to return with a sample.

At this meeting Mr. Edwards provided the commission with a sample and specs of 19 ½" standing seam product that he now proposes to use. The color is gray. He also presented photographs of houses in the area with similar roofing.

Mr. Edward's application also included a request for approval of the garage roof.

A motion was made (LaCorte) and seconded (Gale) and approved unanimously to accept the application for the garage roof and house roof as presented, as the design is consistent with other houses in the area and therefore will have no negative impact on the Kingston Historic District.

2. Review of the application of Steven Cohen, AIA for Certificate of Appropriateness for 39 Market Street, East Millstone, NJ 08873, Block 62 Lots 1, 2 & 10 Zoned R-10-H and located within the East Millstone Historic District. Property is owned by James Black, 2 Elm Street, East Millstone, NJ, 08873 File #14-00034

Mr. Steven Cohen, architect, and Allen Goodheart, Landscape , provided revised floor plans, elevation drawings and a cross section drawing, dated November 6, 2014, Also provided were street photographs from various angles and photographs of the metal sunshades to be used above some of the doors. Three computer generated representations of the 7'6" high Market Street wall, with different shades of red brick, were displayed. The applicant also showed one of two terra cotta blocks that will decorate the top of each side of the entrance through the privacy wall. The stucco wall will be in earth tones and have a stone cap.

Mr. Goodheart assured the commission that the existing tree near the south end of the wall will be spared. The previously discussed fireplace will be gas and therefore the chimney is not an issue.

A motion was made (LaCorte) and seconded (Goldey) and approved unanimously, to accept the application as re-submitted on this date. The commission was satisfied that requests made in October regarding the preservation of existing windows on the warehouse and garage and of the V shaped brick patterns on the east side of the garage were satisfied. Recommendations regarding the configuration of the Market Street wall were also incorporated into the design.

3. Review of the application for a Certificate of Appropriateness by Bruce Fabian and Sylvana Fabian for installation of a storm door on front main entrance and replacement of existing storm door on rear of house at 40 South Middlebush Road, Somerset, NJ 08873. Block 82 Lots 3 and 4 Zoned R-20-H and located in the Middlebush Historic District. File #14-00037

Mr. & Mrs. Fabian present photographs of the house and specs for the new storm door for the front of the house and a replacement storm door in the rear. The house is a brick ranch, c. 1950.

A motion was made (LaCorte) and seconded (Goldey) to approve the application as submitted as the house is designated as a non-contributing building in the historic district and the installation of storm doors will have no negative impact on the district.

A motion to amend the agenda and hear an informal application out of order was made and seconded and approved unanimously.

Dr. David Weaver and Ms. Sarah Melvin presented photographs of a house they recently purchased at 13 Laurel Avenue, Kingston, NJ, 08528 located in the Kingston Historic District. Dr. Weaver stated that they purchased the house with the intention of restoring it to its original c. 1920's condition and want to use the original materials, as much as possible. However, research revealed that the cost of wood windows is prohibitive and they asked the commission if a composite material that looks like

wood would be acceptable. The commission indicated that in this instance windows of a composite material would be acceptable.

Return to the agenda

4. Review of the application of Franklin Township, 475 DeMott Lane, Somerset, NJ 08873, application to install storm doors on Van Liew-Suydam House, 280 South Middlebush Road, Somerset, NJ 08873.

Chief Zoning Officer Vince Dominach presented photo copies of doors on the Van Liew Suydam House on behalf of the Township, as well as specs on a Pella Fullview Storm Door. The request was initiated by Angela Fermin, President of the Meadows Foundation, custodian of the Township owned property. The resident-caretaker of the Van Liew Suydam house, had indicated to Ms. Fermin that he believed there was a need for storm doors to improve the insulation of the building. The full view glass panel door was chosen as the least obtrusive design.

The commission requested that a representative of the Meadows return with a complete application including pictures of all elevations and a floor plan.

There was discussion regarding the appropriateness of installing any storm door on a restored historic building, as it would not be consistent with the architecture of the period.

Correspondence

1. Tiffany Delaney's report (follow-up)

Public Discussion

None

Approval of the Minutes

The minutes of the meeting of October 7, 2014 were approved as submitted.

Reports

Open Space –Bob LaCorte
No report

Unfinished Business

1. Historic structures "windshield survey" and mapping. In committee.
2. Pleasant Plains School – Letter to Township Manager. The commission reviewed the draft of Chairman Burian's email and made suggestions. Burian will re-draft and email to commission members before sending to Mr. Vornlocker.
3. CLG – Vince Dominach contacted SHPO regarding status. The state will follow up.
4. "Mystery Box" -- Andrew Burian has followed through on ascertaining where the "Thomas Griggs Box" we received by mail last year truly belongs. He took photographs of the contents and will send them to a contact he has made in Salem County.

New Business

1. End of year report. Susan Goldey stressed the importance of submitting to the township council a complete report of our activities as a commission as well as our individual in-service training.

Upcoming Meetings

November 15, 2014.-- 11:00. Bob Mettler will conduct a cemetery tour in East Millstone.

Next Meeting Announcement

December 2, 2014

Adjournment

The meeting was adjourned at 9:45.

Respectfully submitted,

Susan Goldey, Secretary

EC:

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