

# Franklin Township Historic Preservation Advisory Commission

## Regular Monthly Meeting Minutes

### November 9, 2015

#### Location

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

#### Call to Order

The meeting was called to order by the Chair Barbara Lawrence at 7:30 pm in accordance with the Open Public Meeting Law of 1975.

#### Attendance

Members: Tom Gale, Anthony Ganim, Susan Goldey, Bob LaCorte, Barbara Lawrence

Staff: Vincent Dominach, Senior Zoning Officer

Historian: Bob Mettler

#### Absent

Members: Jean Ambrose, Andrew Burian, Joanne Kaiser, Barbara ten Broeke

Alternates: Frank Aiello, Nancy Hohnstine

Council Liaison: Ted Chase

At roll call, Ms. Lawrence made two announcements. She said that Jean Ambrose had requested an extended leave of absence for medical reasons. Mr. Dominach said that was an excused absence which led to a brief discussion about excused vs unexcused absences. Mr. Gale commented that no distinction has been made in the minutes and several members commented about the 50% absence threshold that seems to make the distinction irrelevant. It was noted that both Ms. Ambrose's and Mr. LaCorte's terms were up at the end of the year. Ms. Lawrence also announced that after serving on the Commission for 10 years, she will be retiring at the end of the year for personal reasons. Mr. Dominach suggested that Ms. Lawrence should let the Township Clerk know about her plans to retire.

#### Guests

Caleb Byun, Pastor, Korean Baptist Church, for 46 Livingston Avenue, East Millstone, NJ, 15-00035

Bill Bowman, reporter, Franklin Reporter & Advocate

John Cheng, for 940 Easton Avenue, Somerset, NJ, 15-00033

Brenda L Fainsbert, guest

Esther Kim, parishioner, Korean Baptist Church, for 46 Livingston Avenue, East Millstone, NJ, 15-00035

Tae Myung Hong, parishioner, Korean Baptist Church, for 46 Livingston Avenue, East Millstone, NJ, 15-00035

Richard Kim, staff of Korean Baptist Church, for 46 Livingston Avenue, East Millstone, NJ, 15-00035

Kathryn Kopp, Esq. attorney representing Korean Baptist Church, for 46 Livingston Avenue, East Millstone, NJ, 15-00035

Joanne & Anthony Lajewski, for 3 Radio Court, Somerset, NJ, 15-00037

Young Sik Lim, parishioner, Korean Baptist Church, for 46 Livingston Avenue, East Millstone, NJ, 15-00035

Sarah Melvin & David Weaver, for 13 Laurel Avenue, Kingston, NJ, 15-00036

John P Tamburini, parishioner, St. Joseph's Church, Hillsborough, for 46 Livingston Avenue, East Millstone, NJ, 15-00035

## Formal Reviews

1. Review of a Certificate of Appropriateness (CoA) application submitted by Sarah Melvin & David Weaver requesting approval to install two condenser units at 13 Laurel Avenue, Kingston, NJ, Block 4, Lot 18, zoned R-10H and located within the Kingston Village Local Historic District. File No. 15-00036

The Commission heard testimony from Sarah Melvin & David Weaver and reviewed the CoA application with a set of documents that included: general information and the State and National Register Historic District description of the building with a photo of the front façade, a page of printed color photos of the front and both sides of the house as viewed from the street and a view of the house from the rear yard dated November 2015, a page that describes the current upstairs thru-wall air conditioning unit that includes printed color photos of the unit from the inside and outside and discusses the heating and cooling issues in the room, a page that describes and includes printed color photos of the proposed units for the separate upstairs and downstairs heating and air conditioning systems, a site plan that shows the proposed location of the two outside units, and a page of printed color photos that show the proposed location of the new units from in front of the side yard fence and from the back yard.

Ms. Melvin and Dr. Weaver reminded the Commission that they had appeared before the Commission last December with a window replacement project. They explained that their master bedroom is converted space on the second floor. As such, they said, the room is unheated and is being served by an undersized thru-wall air conditioner unit that can't cool the room adequately. They reported that the first floor is heated but has no cooling system. Their proposal is to install a split heat pump system to provide the upstairs master bedroom with heating and cooling and to install a ducted air conditioning system for the first floor. Each system requires a freestanding compressor they said would be located on the west side of the house near the rear corner and behind a picket fence that runs across the side yard midway back along the side of the house. Ms. Goldey asked where the original master bedroom was and we learned that it was originally on the first floor. She also asked about the size of the house and learned that it is about 1000 sq. ft. Mr. Gale asked if there was a full basement and we learned that there is a full basement.

The Commission noted that the building is a contributing, c. 1920, one story, three bay, side gable, bungalow with prominent, front gabled, Colonial Revival entrance porch that is believed to be a Sears Crescent model kit house.

No public chose to comment on this application.

A motion was made (Mr. LaCorte) and seconded (Ms. Goldey) to **approve the Certificate of Appropriateness application to install two compressor units as submitted** as, while the property has historic value, the project as proposed should have little negative effect on the property and the local historic district. The motion was passed by unanimous voice vote.

2. Review of a Certificate of Appropriateness application submitted by Paras Enterprises requesting approval of exterior renovations and sign replacement for a Burger King at 940 Easton Avenue, Somerset, NJ, Block 385, Lot 2.07, zoned GB and located within the D&R Canal Local Historic District. File No. 15-00033

The Commission heard testimony from John Cheng and reviewed the CoA application along with five letter sized sheets of drawings including one titled A-4 with the four elevations reflecting proposed alterations prepared by Eco Architecture LLC, dated 7/17/15, a color rendering of a round corporate sign titled 5' 0" Wall Sign by Entera, dated 3/31/15, a detail drawing of a round corporate sign titled Burger King Design Doc RFP #1, dated 12/8/11, a detail drawing of the round sign lighting titled 019455-05 by Lighting Solutions, dated 11/16/11, and a detail drawing of a sign of individual illuminated letters titled HOTW by Entera, dated 3/31/15 that were submitted prior to the September 1, 2015 meeting and an Architectural D sized sheet of the A-4 drawing with the four proposed elevations as requested after the informal review in September. The application was originally submitted for review at the September meeting as file no. 15-00031 but Mr. Dominach explained that it could only be reviewed informally at that meeting because there were problems with the application that prevented it from being reviewed formally. He said one issue was the size of the signs proposed because there wasn't enough information to determine if a variance was required. Also, the CoA application listed just sign replacement but the elevation drawings showed exterior alterations as well. He also said we would require larger drawings for a formal review as the size of the elevation drawings submitted were too small to show necessary detail. At the September meeting, Mr. Cheng had provided the Commission members with an additional letter sized sheet with color renderings of the four building elevation showing proposed alterations, dated 9/1/15 and four letter sized, undated, printed color photos of the four elevations as they exist now. For this formal review, he also provided the Commission with four letter sized, undated, printed color photos of an example Burger King that had already received similar exterior renovations as are proposed with this CoA application.

Mr. Cheng explained the proposed changes are prompted by a new corporate design being rolled out and briefly ran through them. He said the most pronounced alteration will be the removal of the shingled roof like overhangs that will be replaced with extended parapet walls above the exterior walls. The upper two thirds of the walls will be repainted a tan color above a brown lower portion. The doorways will be painted black with red accents and there will be a red band around the top of the parapet walls. Horizontal silver canopies will be installed above the doors and drive-up windows. There will be one round internally LED lit Burger King logo sign over the front door and another over the side door. Mr. Cheng noted that the "Home of the Whopper" letters over the front entrance shown in the plans will not be installed. Mr. Dominach said the signs as proposed meet zoning requirements.

The one story building has a typical late 20<sup>th</sup> century fast food restaurant design that is non-contributing in the local historic district. Ms. Goldey offered that the location borders properties associated with the historic Marconi Wireless Station so it is important to consider the visual impact on the area.

No public chose to comment on this application.

A motion was made (Ms. Goldey) and seconded (Mr. LaCorte) to **approve the Certificate of Appropriateness application for exterior renovations and sign replacement as submitted** as it was felt that the property was not historic and the project as proposed should have little negative effect on the local historic district. The motion was passed by unanimous voice vote.

3. Review of a Certificate of Appropriateness application submitted by the Korean Baptist Church of America requesting approval of exterior renovations to the existing house of worship at 46

Livingston Avenue, East Millstone, NJ, Block 68, Lot 4, zoned R-10H and located within the East Millstone Local Historic District. File No. 15-00035

As background, the Commission originally reviewed the application at its October 6, 2015 meeting. Several parts of the application were considered and approved individually including the approvals of the proposal to alter the rear entrance to add double doors and a handicapped accessible ramp and the proposal to alter the front entrance to bring the front doors flush with the front tower projection façade and make them inoperable as submitted. The Commission felt that proposal to replace the stain glass windows with aluminum framed, translucent glass units was not clear enough so deferred consideration of that part of the application until more detail was presented.

At the October meeting the Commission examined a two sheet set of architectural drawings prepared by Yarrington Architectural Group, dated 9/28/15, that included sheet A-1 with the Livingston Street (front) and right side elevations and sheet A-2 that included the Elm Street (rear) and left side elevations, a set of undated, printed, black and white pictures that appear to be recent views of the right and front façades as well as a historic view of the church taken before the front façade was altered, and relevant pages from the East Millstone State and National Register Historic District listing.

From the State and National Register documents and the pictures, the Commission had observed that the c. 1867 1 bay by 5 bay rectangular church building has a vernacular style with gothic revival influences. It was apparent when comparing the historic picture to the current conditions that the front façade has been heavily altered. Changes include a different steeple, alteration of the second story opening from louvers to a window, the loss of eave brackets, the change from a pair of single doors on either side of the tower projection to a central doorway with a gable end hood supported by ornamental ironwork where a window once was, and the addition of stairs with ornamental ironwork railings leading to the altered front entrance. It was seen that the right side has also been heavily altered with the addition of a canopied exterior stairway to the basement that obscures a portion of the front window and a ramp, stairs, and vestibuled entrance that replaces one of the original windows.

The Commission reviewed the submittals for the November meeting that include a cover letter from Mark E. Yarrington, AIA dated November 5, 2015, an undated printed color photo of the rear west corner of the building, an unsigned, sketched drawing titled jamb detail dated 10/12/15, and an unsigned, sketched drawing titled sill detail dated 10/12/15 and heard testimony from Katheryn Kopp, Esq., and Mark Yarrington, AIA.

Ms. Kopp and Mr. Yarrington started by describing the exterior materials as replacement vinyl siding with aluminum trim around the existing windows. They said that the amended proposal they were introducing at the meeting would be to keep the existing aluminum trim and allow it to wrap around the new aluminum window frames to hide them. This proposal was different than what was detailed in the drawings dated 10/12/15 which led to a discussion about how the amended proposal would be implemented. That question was not resolved to some members' satisfaction.

The Commission was reminded of the arrangement that the applicant made with the original owners of the church, St. Joseph's, now in Hillsborough, to transfer the stain glass windows to St. Joseph who would then put them on display inside their new church. Ms. Goldey said she is generally opposed to the replacement of the stained glass windows with the proposed windows because she feels it would give the building a commercial rather than a church-like appearance. Ms. Kopp made

the point that the existing protective covering over the stained glass windows mutes and partially obscures the appearance of the windows.

Mr. Ganim asked how many windows were being changed and we learned that nine windows would be changed. Ms. Goldey asked about their size and we learned that they were 3.5'x7' overall with the fixed upper section being 3.5'x5' and the lower awning unit being 3.5'x2'. Concerned about the look of the proposed windows, members asked if there might be ways to modify their appearance. Mr. Ganim asked if a pattern could be inserted between panes of insulated glass, Ms. Lawrence asked if the glass itself could be altered for a more church-like, less commercial appearance, and Ms. Goldey asked if leaded glass might be considered but Mr. Yarrington said that at this point the modifications would need to be limited to trim pieces applied to the exterior of the proposed windows. What might be applied and how it would be installed was not made clear in members' opinions.

Other areas not clearly detailed were the two existing windows on either side of the building at the front that were to become dummy windows due to interior modifications and the existing window over the front doors. Mr. Yarrington explained that the front window would not be changed and that the dummy windows might get a painted wood insert. Mr. Gale expressed concern with the practicality of that proposal and the lack of specific details.

Mr. Mettler discussed the history and design of the church, comparing the gothic style church in Rocky Hill to the limited gothic detail of this building which is found mainly in the existing windows.

There was a general discussion about the issue of missing details at which point Mr. Yarrington suggested that his client would prefer to go with the design proposed in the 10/12/15 drawings rather than return to another meeting but questions were raised about what was being proposed in the drawings and how it would be implemented.

The hearing was opened for public discussion and Brenda Fainsbert came forward to discuss the need for a permit and support the window change

As no one else from the public came forward, the public portion of the meeting was closed.

Owing to the concern members had regarding the lack of specifics on the proposed alterations, no action was taken on the application.

4. Review of a Certificate of Appropriateness application submitted by Anthony Lajewski requesting approval to remove the existing concrete porch and wood walkway and replace them with a covered wooden porch and paver walkway (FTHPAC recommendation to FTZBA for Hardship Variance application), replace the existing siding with vinyl siding, add a stone façade to the foundation in front of house, and replace the asphalt roof at 3 Radio Court, Somerset, NJ, Block 259, lots 5-13, zoned R-20 and located within the D& R Canal Local Historic District. File No. 15-00037

The Commission heard testimony from Joanne and Anthony Lajewski and reviewed the CoA application, undated, printed color photos of the front, left side, and right side with back of the house, unsigned and undated, sketched, plan and side elevation detail drawings of the proposed front porch, an undated and unsigned, sketched, front elevation showing the proposed porch and front walk, copies of the site survey that show the location of the proposed front porch and walk, three pages of product information for the proposed CertainTeed vinyl siding, two pages of product information for the proposed fieldstone foundation covering, a product information page for the

proposed walk and step paving material, and a product information page for the proposed Timberline dimensional type asphalt roof shingles.

The CoA application estimates the one and a half story, front gable house with full shed dormer on one side to be about 95 years old. The plain front door is offset to the left front corner. On the left side of the house is a detached garage connected to the house by an enclosed breezeway.

Ms. Lawrence started the discussion by explaining there were two parts to the application, a recommendation to the Township Zoning Board of Adjustment for the front porch and walkway modifications and a CoA review of the siding, foundation, and roof replacement proposals. She suggested that the Commission take each part separately starting with the front porch.

Mr. and Ms. Lajewski explained they want to replace the existing concrete porch with a wooden porch with new roof and replace the existing wooden deck-like walkway that leads to the driveway with a masonry walkway. They said that the new porch and walkway would have the same footprint as the existing porch and walkway. Mr. Dominach explained that they would be seeking a hardship variance from the Zoning Board due to front yard setback issues.

There was a brief discussion about the property's age and location on a dead end with limited public visibility and also the age of neighboring properties with a couple identified as older, several as similar in age, and a couple newer.

No public chose to comment on this application.

A motion was made and seconded to **take no exception to the proposed changes to the front porch and walkway** as it was felt that the property has limited historic value and the project as proposed should have little negative effect on the property, neighboring properties, and on the local historic district in general. The motion was passed by unanimous voice vote.

Mr. and Ms. Lajewski went on to explain that they propose to replace the existing aluminum siding with vinyl as detailed in the product information literature. They also described their proposal to cover the existing front masonry foundation with a stone-like product as described in the product information literature. There was a discussion about whether or not the existing foundation was an older style molded stone face masonry unit but the Lajewskis said it was not. Mr. Ganim explained the possible need for a drip cap above the stone. The Lajewskis further explained that they proposed to replace the existing asphalt roof with the dimensional asphalt shingle as described in the product information literature.

No public chose to comment on this application.

A motion was made and seconded to **approve the Certificate of Appropriateness application to replace the existing aluminum siding with vinyl siding, add a stone façade to the existing foundation in front of house, and replace the existing asphalt roof with a dimensional asphalt shingle roof as submitted** as it was felt that the property has limited historic value and the project as proposed should have little negative effect on the property, neighboring properties, and on the local historic district in general. The motion was passed by unanimous voice vote.

## Informal Reviews

None

## **Correspondence**

1. Copy of a letter from Curren Environmental, Inc. to the Township Of Franklin, received 10/9/15. Re: Issuance of a Response Action Outcome for the remediation of a 550 gallon unregulated diesel farm underground storage tank at the Stoothoff-Gunther farm at 699 S. Middlebush Rd., Somerset, NJ.

## **Approval of Minutes of August and October 2015**

Mr. Gale proposed an addition to the August minutes and a motion to approve the minutes as amended was passed by unanimous voice vote. Approval of the October 2015 minutes was deferred until the next meeting. Ms. Goldey submitted some typo corrections for the October minutes.

## **Reports**

1. Township Owned Historic Properties  
Ms. Lawrence provided information (see attachment) we received from Tiffany Delaney, Township Special Projects Manager, which included updates on three properties: Hageman, Stoothoff-Gunther, and Van Liew-Suydam.
2. Township Open Space Advisory Committee  
Mr. LaCorte reported that the October OSAC meeting was cancelled.
3. Historic Resource Survey Committee  
Mr. Gale, Ms. Goldey, and Ms. ten Broke reported on the trial run of a survey in Kingston the third week of October. They described how they used the RuskinArc online program with a cellular enabled tablet and the map and historic properties document Mark Healey had provided. Ms. Goldey described the software as intuitive and inclusive but said that there was a bit of a learning curve. The crew found that it was important to save work at each step and felt that it would be better to photograph properties when there was no deciduous vegetation. Ms. Goldey expressed her concern that even with a number of trained teams it may take many years to complete sections of the Township. She felt several of the villages would be a lot simpler than some of the other areas of the Township. Ms. Lawrence described the advantages of the program including its ability to generate reports and show patterns that could help with the production of design guidelines. She mentioned that the RuskinArc annual subscription fee had been included in the new FY budget the Commission had submitted and Mr. Healey had accepted. The team said that safety with traffic would be an ongoing issue for teams and suggested that before the project goes too far, a more consistent numbering system be established.

## **Unfinished Business**

1. CLG application and demolition Code amendments  
Mr. Gale asked if the Commission would have a chance to see the proposed Code amendments related to the CLG application and the demolition section of 112-200 before they were presented to the Planning Board and Mr. Dominach stated we would.
2. CoA application revisions  
The Commission discussed the draft version of the revised application and proposed a few changes. Mr. Dominach requested that his email address be listed as the first point of contact with his phone number listed second. It was also suggested that digital submissions be "recommended" rather than "welcomed". Mr. Gale agreed to make the changes.

## **New Business**

1. Ms. Goldey discussed the volunteers who have been working to restore the exterior of the Van Wickle house including the gardens and walks and suggested that they should be sent congratulations.
2. Mr. LaCorte suggested that the Commission might hold a few regular monthly meetings at Meadows properties.

**Public Discussion**

None

**Upcoming Meetings**

Indow Window Hero free webinar, Nov 17, 2pm ET

**Next Meeting Announcement**

December 1, 2015

**Adjournment**

At 10:10 p.m. a motion to adjourn 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



Hi Barbara,

Just a few updates for you:

**Hageman**

- Received updated project authorization for use of synthetic slate tiles (*see attached*) on home.
- Currently awaiting additional quotes for a slate roof and will compare cost of real vs. synthetic slate.

**Stoothoff-Gunther**

- Maureen and I met with Ford 3 Architects and other engineers on Wednesday for a walk-thru of the property to assess extent of damage, evaluate structural integrity and see what is needed to stabilize and mothball structure.
- Ford 3 will prepare report of findings and will assist in responding to HPO's questions for project authorization.
- Upon walk-thru and inspection of property—we found additional damage to the roof and some other areas. Immediate attention will be given to tarping/ patching roof and to fencing off barns.

**Van Liew Suydam**

- Currently awaiting project authorization from HPO in order to proceed with painting the exterior, as well as repairing some wood elements that show signs of deterioration.

Tiffany L. Delaney | Special Projects Manager  
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Project #: 15-2225-2  
HPO-J 2015-285 PROD

State of New Jersey

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DEPARTMENT OF ENVIRONMENTAL PROTECTION

NATURAL & HISTORIC RESOURCES

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CHRIS CHRISTIE  
Governor

BOB MAULIN  
Commissioner

KIM GUADAGNO  
Lt. Governor

October 27, 2015

Tiffany L. Dolancy  
Special Projects Manager, Township of Franklin  
475 DeMott Lane  
Somerset, New Jersey 08877

RE: Hugeman House  
209 South Middlebush Road, Somerset  
Roof Replacement – amendment to May 2015 application  
New Jersey Register of Historic Places Act Review

Dear Ms. Dolancy:

Thank you for the amendment to the May 2015 application for a roof replacement project at the Hugeman House. As proposed, the amendment which changes the scope of work from using slate roofing tiles to Ecostar synthetic slate tiles to replace the existing asphalt shingle roof was deemed technically complete and professionally sufficient pursuant to N.J.A.C. 7:4-7.1 on October 20, 2015. This proposed project meets the *Secretary of Interior's Standards for Rehabilitation* and therefore, pursuant to N.J.A.C. 7:4-7.3, does not constitute an encroachment on the historic property.

We greatly appreciate your patience and cooperation with this review and your dedication to the proper rehabilitation of this historic resource. Should you have any questions, or if there are changes to the proposed project, please contact Meghan MacWilliams Barotta of my staff at (609) 292-1253 or Meghan.Barotta@dep.nj.gov and reference the (HP) project number 15-2225.

Sincerely,

Katherine J. Marozzi  
Supervising Historic  
Preservation Specialist

KJM/MMB

cc: Somerset County Historic Society  
Somerset County Historic Society  
Griggstown Historic Society  
Kingston Historical Society  
Township of Franklin Historic Preservation Advisory Commission

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