

Historic Preservation Commission  
Township of Readington  
Monthly Meeting Minutes  
November 11, 2014

- **Call to Order**

Chairperson Pat Fisher-Olsen called the meeting to order at 7:31 pm. She announced that all laws governing the Open Public Meetings Act have been met and that this meeting had been duly advertised.

- **Roll Call**

In attendance were Commissioners Pat Fisher-Olsen, Herb Fischer, Erin Brennan, Jim Horvath, Alan Harwick and alternate member John Woodward, as well as Township Committee Liaison Betty Ann Fort. Commissioner Jim Carden arrived late.

Absent: Chuck Waters

- **Historic Preservation Commission Design Reviews**

- **Whitehouse Station Historic District**

- B 23 L 18  
131 Main Street  
Whitehouse Station, NJ  
Applicant: Kohlmann Blau  
21 Fairview Avenue  
Clinton NJ 08809  
REVIEW: new siding

The applicant returned to the Commission to request approval to replace the building's clapboard siding, which was 75% rotted and required replacement. The siding will be replaced with 6 inch cedar clapboard siding, of similar appearance to the original . The Commission reviewed the application.

Motion to approve the application as submitted, by Jim Horvath, seconded by Herb Fischer; approved by vote of P. Fisher-Olsen, E. Brennan, , H. Fischer, A. Harwick, J. Horvath, and J. Woodward.

- BL 22 L51  
265 Main Street  
Whitehouse Station NJ  
Applicant:

Pine Brook Landscape/Nursery Inc.

Review: New Asphalt Roof - GAF architectural Shingles

The Commission reviewed the application to replace the roof.

Motion to approve the application as submitted, by Jim Horvath, seconded by Jim Carden; approved by vote of P. Fisher-Olsen, E. Brennan, , H. Fischer, A. Harwick, J. Horvath, and J. Carden.

- **Whitehouse Mechanicsville Historic District**

- BL 14 L 29

- Ryland Inn

- 111 Old Highway 28

- Whitehouse, NJ

- Applicant:

- Landmark Developers, represented by owner Frank Cretella and architect Jose Carballo

- REVIEW:      Guest House 1  
                    Guest House 2  
                    Cottage  
                    Barns  
                    Bakery  
                    Stone House  
                    Hotel  
                    2<sup>nd</sup> Catering Hall

Mr. Carballo presented the site plan for Phase II of the Ryland Inn complex as follows:

*Guest House 1:* The existing two story frame house will be renovated without change to the existing footprint. The roof will be raised to meet current construction code regulations; a more centralized entrance will be added. New windows will be installed and the house will have cedar shake natural siding.

*Guest House 2:* The existing L-shaped structure will be reframed to make an even front façade.

*Cottage:* The original stone 20<sup>th</sup> century building will be renovated into a “folly” with a lattice front and a change to the roof line.

*Barns:* The existing barn complex will be renovated into an event space with demonstration kitchen. The second and third floors of the larger barn (Barn A) will be removed and an existing addition will be removed from the smaller barn (Barn B). A

new addition will connect. The outside surfaces of the barn and roof will be clad in shingles. The Commissioners requested that the barn's façades be sheathed in clapboard or board/batten siding rather than the shingles.

*Bakery:* No substantial alterations will be made to this building.

*Stone House:* The ramp leading to the entrance will be changed. Otherwise, no substantial alterations. Chairperson Fisher-Olsen noted that this building was the original tea house run by Mrs. Ryman.

*Hotel:* Mr. Carballo presented the plans for a 23,009 square foot two story hotel to be located to the west of the Ryland Inn. The footprint encompasses 10,062 square feet. The plans depict large windowed hexagonal towers at the left and right corners of the front façade, with smaller towers to the rear. The roof line, both front and rear, contains dormers and eyebrow windows. The Commissioners expressed concern about the hexagonal towers, stating that they conflicted with the simple, classic lines of the Inn and the rhythm of Whitehouse village.

*Catering Hall 2:* The proposed new catering hall, positioned to the rear of the Ryland Inn, is designed as a 21<sup>st</sup> century barn complex, with a curved roof, glass buttress-like extensions, and a silo-like tower. The building will be sheathed in stone topped with bleached wood siding, with the tower sheathed in the same siding. The port cochere has a vaulted roof over wooden posts and trusses. The Commissioners requested that the tone of the structure be less industrial, suggesting that the tower be sheathed in stone rather than the siding and the port cochere be modified to look less like a Sonic restaurant.

The Commission requested that the plans to the barns, hotel and catering hall be revised in accordance with the Commissioners' comments.

Commissioner Fischer asked Mr. Cretella about the timing of the project. Mr. Cretella responded that they have financing for the entire project, provided it is eco-friendly. The financing program requires that 10% of the complex's energy be self-produced. This will be achieved with geothermal energy and solar shingles. They intend to start with renovating the smaller buildings.

Chairperson Fisher-Olsen agreed to call an emergency meeting on November 19<sup>th</sup> to review revised plans and vote on the project.

- **Minutes**

**October 14, 2014:** Motion to approve, by Jim Horvath, seconded by Herb Fischer, approved by vote of P. Fisher-Olsen, E. Brennan, J. Carden, H. Fischer, A. Harwick, and J. Horvath.

**Old Business**

*Update of Historic District Maps.* The Commissioners discussed their progress with updating their districts. Commissioner Horvath asked about the National Register application for Darts Mill. Chairperson Fisher-Olsen referred him to the digitized applications on the National Park Service website.

*Whitehouse/Mechanicsville National Register Application:* Chairperson Fisher-Olsen reported on the email she received from Dennis Bergland on the SHPO's request to know who the sponsors of the application were. She also agreed to contact Bob Craig at the SHPO again.

- **Other Business**

None

- **Adjournment**

Jim Horvath made a motion to adjourn the meeting. Pat Fisher-Olsen seconded the motion. All were in favor. Meeting was adjourned at 9:26 pm.

Minutes recorded and submitted by Erin Brennan.