

Historic Preservation Commission
Township of Readington
Monthly Meeting Minutes
August 11, 2015

- **Call to Order**

Chairperson Pat Fisher-Olsen called the meeting to order at 7:35 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, Chuck Waters, Alternate Commissioner John Woodward and Township Committee liaison Betty Ann Fort. Alternate Commissioner Derek Dandurand was absent and Commissioner Jim Carden arrived late.

- **Historic Preservation Commission Design Reviews**

- **Whitehouse Station Historic District**

BI 22 L 60
263 Main Street
Whitehouse Station, NJ
Applicant: Alan Kelsey
REVIEW: New Sign

The application relates to the replacement of a wooden sign that had blown down in a storm. The replacement will be substantially similar to the sign that was damaged. The Commission reviewed and discussed the application.

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

BI32 L2
124 Main Street
Whitehouse Station, NJ
Applicant: Thomas B. Hendershot
REVIEW: New Roof

The Applicant was represented by Frank Joseph Bell, the Hunterdon County Architect, as the Applicant will be receiving funding from the Hunterdon County Housing Rehabilitation Program. The application relates to the replacement of a slate roof. Due

to structural damage, the entire roof structure and chimney must be replaced; however the roof pitch and end walls will remain the same. Gutters and leaders will be installed to match the existing gutters and leaders. The slate shingles will be replaced with grey architectural asphalt shingles. The Commissioners discussed the application.

Motion to approve the application as submitted, by Jim Horvath, seconded by Alan Harwick; approved by vote of P. Fisher-Olsen, E. Brennan, H. Fischer, A. Harwick, J. Horvath, and C. Waters; Alternate Commissioner J. Woodward recused himself as he lives next door to the Applicant.

BI 34 L 9
120 Main Street
Whitehouse Station, NJ
Applicant: Rosa Alexandra Rios
REVIEW: New Porch Addition

The application relates to the construction of 21 ft. x 6 ft. porch across the front of a one story Minimal Traditional dwelling with a prominent overhanging roof. The application had been reviewed by the Commissioner at the June 9th meeting and had been rejected with the request to provide detailed architectural drawings.

The Commissioners reviewed and discussed the proposed porch roof but agreed that the additional information submitted did not provide measurements as to the placement of the porch.

Motion to reject the application as submitted, and to request the applicant to resubmit the application with detailed architectural drawings showing (i) a front elevation (drawing) containing measurements showing the placement of the windows and the proposed porch, (ii) a side elevation (drawing) showing measurements of the porch and the slope of the porch roof in relation to the house roof; and (ii) a picture of the front and side of the house by Chuck Waters, seconded by Alan Harwick; approved by vote of P. Fisher-Olsen, E. Brennan, J. Carden, H. Fischer, A. Harwick, J. Horvath, and C. Waters.

- **Whitehouse-Mechanicsville Historic District**

BI 13 L 31.01

63 Old Highway 28

Whitehouse, NJ

Applicant: Henry Lewis

REVIEW: New roof and siding

The application relates to (i) the replacement of an asphalt shingled roof with charcoal GAF architectural shingles; and (ii) the replacement of rotted wood siding with Certainteed Monogram clapboard profile vinyl siding in “cypress” on both the house and the “wagon house” on the property. The Commissioners discussed the application. Commissioner Horvath asked about the trim. The window trim, fascias and soffits will be wrapped in vinyl. Commissioner Harwick asked if the porch columns would be replaced.

Motion made by Alan Harwick to approve (i) the replacement of the clapboard with Certainteed Monogram clapboard profile vinyl siding in “cypress”, with the window trim, corner boards and all other trim in white with the existing brackets to remain and be painted white; (ii) replacement of the current asphalt shingled roof with charcoal GAF architectural shingles; (iii) replacement of the front and side porches using white turned posts and with Trex floors in a complementary color; and (iv) all other renovations to be brought before the Commission as required by the ordinance. Jim Horvath seconded the motion; approved by vote of J. Horvath, P. Fisher-Olsen, E. Brennan, J. Carden, A. Harwick, C. Waters and H. Fischer.

BI 17 L 17

22 Old Highway 28

Whitehouse, NJ

Owner: DeMarco Estate, represented by George DeMarco, executor

REVIEW: Demolition request

Mr. DeMarco came before the Commission regarding the proposed demolition of the house on 22 Old Highway, a contributing structure to the Whitehouse Mechanicsville National Register District, probably built in the late 18th/early 19th century. No application was submitted to the Commission. The Commissioners discussed with the owner, his reasons for demolishing the structure and possible alternatives, including sale of the property. The property lies adjacent to the Mr. DeMarco’s business, DeMarco Brothers Landscape Supply, 390 Route 22. He stated that the structure was in disrepair and that he did not want to sell the property, but wanted to keep the lot

empty in order to install a sewer line to his business. Mayor Fort advised that any use of the property by the business would require a variance. Chairperson Fisher-Olsen explained the significance of the structure in the National Register District and the effect the demolition would have on the district. She further advised Ms. DeMarco that prior to the demolition of an historic structure, it would have to be extensively documented at the owner's expense. She will contact cultural resource professionals for ballpark estimates.

Motion to table the application, pending obtaining information for the proper documentation of the property to be presented to the owner, by Pat Fisher-Olsen, seconded by Alan Harwick; approved by vote of P. Fisher-Olsen, E. Brennan, H. Fischer, A. Harwick, J. Horvath, and C. Waters; J. Carden voted no.

Bl 17 L 18

18 Old Highway 28

Whitehouse, NJ

Owner: Eric Cook

REVIEW: Roof Replacement. Approval by Roof Committee was read into the minutes.

- **Minutes**

June 9, 2015: Tabled until September.

- **Old Business**

Bob Clapp Memorial Trees. Commissioner Jim Horvath advised that the trees will arrive in the spring.

Whitehouse-Mechanicsville Celebration. Chairperson Fisher-Olsen advised that Dennis Berglund was available for a walking tour on September 27. She will contact the East Whitehouse Fire Department to use their gathering room. She asked Commissioner Brennan to prepare a press release for the *Readington News*.

Haypress Cemetery. The Commissioners reviewed and commented on the proposed contract between the Township and the Mount Amwell Project, Inc. provided by Commissioner Harwick.

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

- **New Business**

Barn behind 45 Old Highway, Whitehouse-Mechanicsville Historic District: Commissioner Carden reported to the Commission the owner's concern for the barn, which is Township owned and purchased with Green Acres funding. The barn was possibly built in the late 19th century and is in disrepair. The owner of 45 Old Highway is interested in obtaining just the barn from the Township and then restoring it. Mayor Fort advised that the legal requirements to sell the structure must be reviewed.

- **Adjournment**

Erin Brennan made a motion to adjourn the meeting. Jim Horvath seconded the motion. All were in favor. Meeting was adjourned at 9:25 pm.

Minutes recorded and submitted by Erin Brennan.