

Historic Preservation Commission  
Township of Readington  
Monthly Meeting Minutes  
January 12, 2016

- **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, Erin Brennan, Jim Carden, Herb Fischer, Derek Dandurand, Alan Harwick, Chuck Waters, and Alternate Commissioner John Woodward.

### **Organizational Matters**

- **Election of Officers**

**Chair:** Nomination made by Alan Harwick to elect Pat Fisher-Olsen Chair of the Commission, seconded by Chuck Waters, approved by vote of P. Fisher-Olsen, E. Brennan, J. Carden, H. Fischer, D. Dandurand, A. Harwick, and C. Waters.

**Vice-Chair:** Nomination made by Erin Brennan to elect Alan Harwick Vice-Chair of the Commission, seconded by Chuck Waters, approved by vote of P. Fisher-Olsen, E. Brennan, J. Carden, H. Fischer, D. Dandurand, A. Harwick, and C. Waters.

**Secretary:** Nomination made by Pat Fisher-Olsen to elect Erin Brennan Secretary of the Commission, seconded by Jim Carden, approved by vote of P. Fisher-Olsen, E. Brennan, J. Carden, H. Fischer, D. Dandurand, A. Harwick, and C. Waters.

- **2016 Meeting Schedule**

Chair Fisher-Olsen presented the 2016 meeting schedule to the Commission for approval, noting that the Commission would continue to meet on the second Tuesday of each month.

Motion made by Alan Harwick to accept the schedule as presented to the Commission, seconded by Derek Dandurand, approved by vote of P. Fisher-Olsen, E. Brennan, J. Carden, H. Fischer, D. Dandurand, A. Harwick, and C. Waters.

- **Alternate Commissioner Vacancy**

Chair Fisher-Olsen asked the Commissioners to think about candidates to fill the vacant alternate commissioner seat.

- **Minutes**

**December 12, 2015:** Motion to approve, by Herb Fischer, seconded by Jim Carden, approved by vote of P. Fisher-Olsen, E. Brennan, J. Carden, H. Fischer, C. Waters and J. Woodward. D. Dandurand and A. Harwick abstained.

### **Historic Preservation Commission Design Reviews**

- **Three Bridges Historic District**

BI 83 L 11  
431 Main Street  
Three Bridges, NJ  
Owners: Genna and Jonathan Uzarski  
REVIEW: Alteration and repairs.

The application relates to the renovation of the house (ca. 1820) and barn, including, but not limited to replacing the rotting boards on the porch, replacing broken windows (glass only), replacing rotten boards in the barn. In addition, the applicants will close in a 20<sup>th</sup> century side porch, replace a 20<sup>th</sup> century window in the front with one of the original windows from the rear of the house and replace a second front door (probably not original) with a window. The applicants will paint the house “Needlepoint Navy” with black shutters and white trim. The Commissioners discussed the proposal.

Commissioner Dandurand question whether the door being replaced with the window was the original door. The applicants responded that the house’s staircase corresponded to the door being retained.

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

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- **Whitehouse-Mechanicsville Historic District**

BI 17 L 17  
22 Old Highway 28  
Whitehouse, NJ  
Owner: DeMarco Estate, represented by Douglas Orr, Attorney

Attorney Orr returned to the Commission regarding the demolition of the contributing property to the Whitehouse-Mechanicsville Historic District. The application package consisted of a cover letter, completed application form, architectural report containing drawings and photographs.

Chair Fisher-Olsen explained to Attorney Orr that when he had come to Commission in August 2015, she had informed him that the Commission would explain the level of documentation needed before the demolition permit could be issued. That had not yet been done. She also noted that the photographs contained in the appendix to the report were too small to illustrate the house's architectural detail and were not labeled; moreover, the drawings did not depict the basement or attic in any detail. Commissioner Brennan asked which of the photographs depicted the structural damage mentioned in the report's executive summary. Attorney Orr did not have that information. Commissioner Carden asked if any of the materials from the house would be salvaged. Attorney Orr replied in the negative. Chair Fisher-Olsen asked how the applicant determined the level of documentation in the report. Attorney Orr responded that it was based on the information received during the August meeting and the requirements given to a demolition applicant during the Commission's November meeting.

Chair Fisher-Olsen and Commissioner Dandurand explained to Attorney Orr that documentation should cover the following: (i) fully dimensional front-back and side-side cross-sections depicting structural details (including materials); (ii) fully dimensional elevations of each side depicting structural details (including materials); (iii) high-quality digital photographs (8 ½ x 11") depicting architectural details, windows, details indicative of the era of construction. The size of the object being photographed and the point or direction from which the photo was taken, as well as a photo key should also be included; (iv) historical information on the structure, including but not limited to information sourced from tax maps, Sandborne maps, etc.

Attorney Orr agreed to obtain the requested documentation and return to the Commission at a later date.

## **Old Business**

*Historic District Audit Update.* Chair Fisher-Olsen set up meetings with each of the Commissioners responsible for the various districts. Centerville was assigned to Commissioner Brennan and Plate 14 was assigned to Commissioner Dandurand.

*Haypress Cemetery Memorandum of Understanding ("MOU").* Dave Reading, Executive Director of the Mount Amwell Project, provided the Mount Amwell Project's insurance information to Commissioner Harwick. He noted that this information had been accepted by all other municipalities. Commissioner Harwick has had no response as yet from the Township attorney.

## **New Business**

- **Historic Preservation Month – May 2016:** The Commissioners discussed the possibility of presenting an annual preservation award to celebrate Historic Preservation Month and to publicize what the Commission does. The award would be given to an applicant who embodied the spirit of historic preservation.
- **2016 Objectives:** The Commissioners discussed the following objectives: (i) Preservation Award; (ii) completion of Historic Districts Audit; and (iii) preparation for nominating the Three Bridges Historic District to the National Register of Historic Places.

## **Adjournment**

Erin Brennan made a motion to adjourn the meeting. Alan Harwick seconded the motion. All were in favor. Meeting was adjourned at 9:04 pm.

Minutes recorded and submitted by Erin Brennan.