

WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION

Minutes for September 19, 2007

Present: Bill Beute, Dale Blum, Caryl Brackenridge, Barbara Rossi, and Eileen Stokes. This regularly scheduled September meeting of the Historic Preservation Commission, having been advertised in the *Observer-Tribune* on January 4, 2007, and posted on the Municipal Building bulletin board, was called to order at 7:36 p.m.

The minutes from the July 18, July 26, and July 31 meetings were tabled. The August 15 minutes were accepted as written.

Applicants:

254 Schooley's Mtn. Rd.; B22,L24; Schooley's Mtn. Historic District

Millicent Palmer appeared before the HPC to discuss repair of the front porch and to seek permission to use a composite fabric called "Tendura" in 3" widths to match the current flooring. Millicent and daughter Jennifer explained that the porch floor boards continually rot and require replacement. The house is a contributing structure in the Sch. Mtn. Hist. Dist. and this material has not been previously approved for use in any of the Washington Township historic districts.

Commissioners discussed the problem of setting a precedent for the use of this material and the distance of the house from the public thoroughfare. Dale Blum made a motion, seconded by Barbara Rossi, to grant **COA (RO 09-01-07)** which states, "Since the house is not visible from the road and the porch is not original fabric, the HPC approves the use of "Tendura" to repair the porch." The motion passed 4-1, with Caryl Brackenridge casting the dissenting vote.

JFCGE Holding LLC; 272 Schooley's Mtn. Rd.; B20,L37; Sch. Mtn. Hist. Dist.

Michele and Bob Pulis and their son-in-law, Jason, appeared before the HPC at our request because recent work on the restoration of Oak Cottage is contrary to the originally issued COA which requires "exact replacement" of architectural features. Mr. Pulis explained that the porch railing was restored as an exact replacement but the owners had decided to use square columns depicted in an earlier photograph instead of the existing round columns. They said the round columns on top of the railing would not meet building code and exact replacement would not put them over the footings so they wouldn't be structurally sound. They also said that there were only one or two of the existing columns that would be usable and they couldn't afford to have replacements made.

The HPC explained that restoration should not mix time periods. The earlier square columns could not be reintroduced without removing later changes to other parts of the house and returning the entire restoration to that earlier time period. HPC also explained that exact replacement means exactly replacing the features which existed when the restoration project was approved.

After much discussion, the owners agreed to check on prices for column replacements, and the HPC agreed to talk to the Building Department about the use of the round columns and their placement in relation to the footings.

Old Business

Evans - COA (RO 08-03-07) was finalized by subcommittee on September 14th. Eileen will forward pictures to the Commissioners.

Morris County Heritage Commission marker application for Mineral Spring on Schooley's Mountain Rd. - application was denied because the site is non-existent and therefore not suitable for their program. They did suggest an interpretive marker near the parking for Cataract Park, and a smaller marker at the site itself.

Flynn/Kerr, Schooley's Mtn Rd.; B33,L38; non-appropriate shutters - Keith Hayes will discuss this issue with the owners. Note that the Somerset Hills Bank now has similar shutters. Eileen will write a letter to the bank.

New Business

VanTassel, 50 Sch. Mtn. Rd.; B25,L49; Sch. Mtn. Hist. Dist. - 8/27/07 porch repair inquiry. COA not required as work will be exact replacement.

Andrews, 27 W. Mill Rd.; B34,L50; German Valley Hist. Dist. - 9/07/07 inquiry about roof replacement with pre-approved material. No COA required.

John Sims, Zepplin Building- handrail height inquiry. Eileen checked with building and relayed information on 9/17/07.

Barbara Rossi, Paul Krylowski and Eileen Stokes attended a Morris County Heritage Commission workshop on Markers, Signs and Plaques, held on August 16th.

The next regularly scheduled meeting will be October 17, 2007.

This meeting was adjourned at 10:11 p.m.

Respectfully submitted

Caryl R. Brackenridge, Secretary