

WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION

Minutes for January 16, 2008

Present: Bill Beute, Dale Blum, Caryl Brackenridge, Keith Hayes, Paul Krylowski, Barbara Rossi, and Eileen Stokes.

This regularly scheduled January meeting of the Historic Preservation Commission, having been advertised in the *Observer-Tribune* in January, 2008, and posted on the Municipal Building bulletin board, was called to order at 7:40 p.m.

The minutes for December 19, 2007, were accepted as written.

Reorganization

The Township Committee re-appointed Caryl Brackenridge and Eileen Stokes to four year terms and Bill Beute to a two year term. Chairman Eileen Stokes, Vice-Chairman Barbara Rossi and Secretary Caryl Brackenridge were unanimously re-elected.

Applicants:

Casper Huizenga for Mey, 28 Middle Valley Rd., Middle Valley Historic District.

Architect Casper Huizenga (lic. #14230) and contractor Jim Kent presented a 10/23/07 survey and four pages of drawings ("Project 2307, 1/15/08"), indicating the planned changes to this 1890's carriage house which had been converted into a cottage. It is connected visually and physically (by ownership/lot) with the Buttonball Farm across the street. HPC granted COA (RO 01-01-08) allowing the applicant to demolish the shed roof section on the back of the house. This c1943 section, consisting of concrete block and frame with concrete covered by stone on the south elevation, had seriously deteriorated after tree damage and lack of subsequent remediation. Keith Hayes made a motion, seconded by Paul Krylowski and unanimously approved to grant COA (RO 01-02-08) for the following changes:

1. Replace the demolished section with a two story addition with wooden clapboard siding and stone or stone facade. (The latter in areas not visible to the public and applied in such a way as to avoid the "water table" appearance). The roof will be changed from a shed roof to a gable standing seam metal roof. The roof line of the addition will be lower than the peak of the original section so the older section is more prominent.
2. On the south elevation, the garage doors will be removed and replaced with stone siding, a door and a window. Door may have a shed roof above to match front door which will be restored so appearance is unchanged.
3. Existing cedar siding will be repaired wherever possible and replaced in kind where repair is not possible. Existing stone will be reused and real stone siding will be used on elevations visible from the road.
4. Slate on existing roof will be repaired or replaced with slate composite roofing.

5. Window fenestration will remain as is in the older section of the house with the exception of an added window in the gable of the north elevation to match the one on the south side. Windows in the addition will be wooden windows with details to match those in the original section. Drip caps will be wood with copper or other metal flashing.

6. All restoration and additions shall stay within the existing footprint.

New Business

Eileen will write a letter to the Dufford family regarding a hole in the roof of the Dufford house and missing shingles, which will lead to further deterioration.

Old Business

The CLG Grant meeting, scheduled for October 30th, has still not been held.

Letters need to be sent to Splash, Carmadella, Pullis and Flynn regarding their respective restoration projects and/or alterations to buildings within the historic districts.

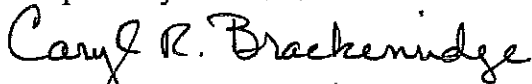
Zion Lutheran Church - Final plans for an addition will be presented at a Public Hearing at HPC's February 20 meeting. Eileen will remind representatives that HPC needs to see the plans before the meeting date and will ask the Township for the large meeting room so the hearing can be recorded. All Commissioners should review the Public Hearing section in the Ordinance.

HPC received Homeless Solution plans from the Planning Board for a house on Drakestown Road which HPC had previously noted as possessing an unusual shallow roof pitch for this area. It is not in an historic district, so HPC has no further comments.

The next regularly scheduled meeting will be February 20, 2008.

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

Respectfully submitted



Caryl R. Brackenridge, Secretary