

WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION

Minutes for March 18, 2009

Present: Bill Beute, Dale Blum, Ed Gagne, Barbara Rossi, Eileen Stokes and Keith Hayes.

This regularly scheduled meeting of the Historic Preservation Commission, having been advertised in the *Observer Tribune* in January, 2009, and posted on the Municipal Building Bulletin Board and the Township web site, was called to order at 7:30 p.m.

Minutes:

Minutes for the December 2008 meeting were tabled for lack of quorum.

Minutes for the January 2009 meeting were approved as written. Motion by Bill, seconded by Dale, unanimously approved

Minutes for the February 2009 meeting were approved as written. Motion by Ed Gagne, seconded by Bill Beute, unanimously approved.

Minutes for March 4, 2009 were unanimously approved with one typographical correction, "meeting for meeting". Motion by Bill Beute, second by Keith Hayes, unanimously approved.

Applicants:

Zion Lutheran, B33, L42, 43, 44 and 50, Schooley's Mtn Road, German Valley District

Commissioner Barbara Rossi recused herself from discussion for possible conflict of interest.

David Bowles, representing the applicant, brought in samples of GAF Timberline dimensional shingles which Zion Lutheran would like to use to replace the crumbling slate roof on the existing Parish Center. COA RO 03-02-09 was granted approving the removal of the old roofing material on the Parish Center, replacing it with GAF Timberline roofing shingles and making structural repairs. Motion to approve by Bill Beute and a second by Keith Hayes. Unanimous approval.

Washington Township Historical Society, Fairview Ave, German Valley District

Chairman Stokes has issued COA RO 03-01-09 by phone for a direct repair to the cracked and missing stucco on the concrete block furnace chimney on the museum building. It was noted that no COA is required under the direct repair exemption, §217-136 B (1). Vince Iocampo, stonemason, noticed the damage, brought it to the WTHS attention, and will perform the repair.

Old Business:

Sidewalk project, GV District

Ed Gagne, Barbara Rossi and Eileen Stokes met with Leon Hall, Township Engineer, at the site of the future retaining wall required for the completion of the new sidewalk on East Mill Road. After discussing options for the appearance of the new wall, the commission issued COA RO 02-02-09 for the construction and appearance of the new retaining wall needed for sidewalk completion. The COA was memorialized by Chairman Stokes, who read it aloud to the commission. A motion made by Keith and seconded by Bill was approved unanimously by the commission.

Andrich Market LLC (SM Store), B22 L22, 250 Schooley's Mtn. Rd., Schooley's Mtn. District

On February 19, 2009, Chairman Stokes received an e-mail from Pete Andrich stating that he had spoken to the manufacturer of the vent that protrudes from the side of the store. He told her that the manufacturer said that paint would not adhere to the vent in question. After further discussion, the commission was undecided as to how to proceed with this violation of our ordinance. As a whole, we would like to see the vent, which is a silver metal color, be painted to blend in with the color of the building. There was some discussion noting that the vent and its owner were in violation of our ordinance, and Pete Andrich did not receive a COA to install the vent. Eileen will refer this violation to the building department.

28 Middle Valley Rd, B33, L80 (Mey) Middle Valley District

It has been observed by several commission members, and followed up by e-mails from Chairman Stokes to the contractor, Jim Kent, and architect, Casper Huizenga, that the original structure facing the road has been significantly altered. According to Jim Kent, extensive rot and fire damage were revealed upon demolition. It has been observed that the siding has been removed from the front of the house and the original window replaced. There have been other obvious alterations to the original house, including a new dormer. Ed Gagne will send a letter to the Building Department stating that the COA issued for the addition/alterations to this property has expired, and that a stop work order should be issued to the owner until the obvious changes to the original plans that were presented to the commission when the COA was issued in January 2008 are discussed and approved.

New Business:

11 Middle Valley Rd, B54, L8 (Scoza) Middle Valley District

Chairman Stokes has called the owner of this house after she observed that some of the original windows have been removed. She was told by the owner, who does not live on the property, that the lead caning on the missing windows is being repaired, and then the original windows will be replaced on the house. The facade of the house is to remain unchanged. The owner will need to review the new handrails required by their homeowners' insurance company for the front porch with the commission before installing them.

Barsa, Schooley's Mountain Rd, B33, L6 (out of district)

The Planning Board is scheduling a site walk for this property and has included the HPC. Chairman Stokes requested them to speak with the owner of this property about documenting the barn and any other outbuildings that may exist before the outbuildings are demolished or to allow the HPC to do so. She has been granted permission by the owner to document the barn, silo and milk house.

Hoffman, 180 Stephensburg Rd, B45, L02 (Stephensburg local designated district)

Chairman Stokes sent a letter to our Building Department supporting exact replacement of porch balustrade of 30 inches under the Historic Subcode.

Meeting Adjourned: 9:30pm Note next meeting: April 15, 2009.

Respectfully submitted,
Barbara K. Rossi
Acting Secretary

