

# WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION

Minutes for March 19, 2008

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

This regularly scheduled March 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 7:43 p.m.

Chairman Stokes acknowledged audience members of Boy Scout Troop 136.

## **New Business**

Middle Valley Bridge Replacement Project - Medina Consultants have been hired by Morris County to develop plans for a bridge to replace Morris County bridge #1401-202 over the South Branch of the Raritan River in the Middle Valley Historic District. Federal funding is in place and Morris County is overseeing the project. The circa 1928 truss bridge was replaced in 1981/1982 by a replacement bridge which is still in use. An "Officials Meeting" on February 25, 2008, discussed the impact of the project and reached a consensus that the replacement should be the narrowest bridge allowable based on traffic and connecting roads.

As the HPC has design review over structures in the historic districts, Medina consultants Stefan Eskesen and Steve Panayi appeared before the HPC to seek input regarding the type of bridge, the color and architectural treatments.

Preliminary plans are to maintain the current centerline and construct a two-lane roadway with a five foot sidewalk on one side. The curb to curb distance will be 26 ft. versus the current 15.9 ft., but the overall bridge will only be 4 ft. wider as the current bridge has very wide trusses. The hydraulic opening of the bridge will remain the same so the hydraulics of the river will not change. The abutments will be in the same place and the bottom of the new bridge will match the bottom of the old bridge. The existing abutment stone would be used to face the new abutments. HPC asked about using the same abutments and the answer was that much engineering analysis would be required. Improvements will be made to smooth out the approaches.

After listening to the consultants and reviewing the examples shown, the HPC asked Medina Consultants to provide renderings of a prefabricated pony truss bridge and a thru truss bridge, the latter being a bridge with a roof structure. HPC also requested design options for sidewalk railings.

The bridge color recommended by the HPC was "foliage green." The bridge railing should be tubular fabrication painted the same color and the guide rails on the approaches should be weathering steel. HPC requested no pylons on the approaches, and if the existing abutments can not be used, the existing stone should be re-used to face the new

abutments. The roadway should have an asphalt surface and the sidewalk decking should be metal grating.

### **Applicants**

Anne McDade, B55 L22, 379 W. Mill Rd., Middle Valley Historic District  
The house is a circa 1890 contributing structure. The applicant wishes to replace the current chimney which is stucco over deteriorating brick. She will try to match the existing brick. Paul Krylowski made a motion, seconded by Keith Hayes and unanimously approved to grant **COA (RO 03-01-08)** approving the replacement of the existing chimney with a brick chimney of the exact proportions without the stucco finish.

Rafi Kadosh, B34 L47, Neighbour House  
The applicant presented a letter requesting a one year extension of **COA (RO 03-02-07)** for an addition to the Neighbour House. The extension was granted.

### **Old Business**

Zion Lutheran COA  
For the record, Eileen Stokes presented the COA that was approved at the February 20 meeting in resolution format as follows:  
**Whereas**, the property known as B33 L42, 43, 44 and 45 are located within the German Valley Historic District and are within the Washington Township Historic Overlay Zone, and  
**Whereas**, the Bartley Homestead (B33, L43) is no longer capable of meeting the needs of the congregation, and  
**Whereas**, the church building committee and architect Richard Carroll of McAuliffe & Carroll Architects have applied for a Certificate of Appropriateness for constructing an addition and renovation of the existing structure for a gross total of 6, 747 sq. ft.,  
After due consideration of the testimony and due deliberation, the Commission finds as follows:  
Approval was granted for **COA (RO 02-01-08)** for the Zion Lutheran Church project as presented in Exhibits A1-A5 with two stipulations:  
1. Substantial changes from the presented plans shall require HPC approval.  
2. Samples of stone or cultured stone material shall be presented for HPC approval before construction.

Postcard Reminder for 2008 - The HPC budget has been approved and the mailing can be sent to residences in the historic districts. However, the mailing list needs to be updated.

CLG grant - George Chidley of the State Hist. Pres. Office said that the township could start working with Wayne McCabe to provide a service contract for ordinance review and revision.

Vernoy Bridge - This is a joint Hunterdon and Morris County project and the decision has been made to temporarily repair the existing bridge.

Stephensburg Brook Bridge - a preconstruction meeting was held and work will start soon.

“Preservation in Practice” workshop at Drew U - Barbara Rossi reported that a major problem is deterioration by neglect but there are methods of enforcement. One such method is for the town to fix a deteriorating structure and then put a lien on it. She recommended some consideration of the problem when the ordinance is revised.

Barbara Rossi and Dale Blum left the meeting.

**Minutes** The February 20 minutes will be re-written to make them more complete, and will be re-submitted for approval at the next meeting.

**FYI**

“What not to do to Historic Buildings” seminar in Hackettstown on March 29.

“Immigrating from Germany: an 18<sup>th</sup> c. Odyssey” will be presented by the Washington Township Historical Society from 7-9 at the W. T. Library on April 23.

Historic Preservation Awards will be coming up in May. Suggestions are needed.

**The next regularly scheduled meetings will be April 16 and April 22**

This meeting was adjourned at 10:20 p.m.

Respectfully submitted

Caryl R. Brackenridge, Secretary