

## WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION

Minutes for September 17, 2008

Present: Bill Beute, Dale Blum, Caryl Brackenridge, Ed Gagne, Keith Hayes, Paul Krylowski, Eileen Stokes and liaison Ken Short.

This regularly scheduled September meeting of the Historic Preservation Commission, having been advertised in the *Observer Tribune* in January, 2008, and posted on the Municipal Building Bulletin Board and the Township web site, was called to order at 7:38 p.m.

**HPC welcomed** Ed Gagne, AIA, NCARB, as the new "A" class commissioner.

### **Minutes**

The August 13 minutes were approved with one correction. Under New Business, change "Rohrich" Farms to "Roehrich" Farms. Motion to approve was made by Paul Krylowski and seconded by Bill Beute.

### **Applicants:**

#### **Joanne and Jeff Chaplin, 1 East Mill Rd., B35,L14, German Valley Historic District**

Applicant had received an emergency resolution by phone [COA (RO-09-01-08)] approving the exact replacement of exterior window sills and the front roof overhang which had been destroyed by carpenter ants.

Applicant appeared before the HPC seeking approval for two signs. The first sign would read, "One East Mill" and would replace the current sign over the front door. The second sign listing the business would replace the current sign by the driveway on Fairmount Rd. and would be approximately 4 ft. by 6 ft. Both signs would be hand carved wood and there would be no lighting. Caryl Brackenridge made the motion, seconded by Bill Beute and unanimously approved to issue a COA (RO-09-02-08) approving two signs as described by the applicant and as seen on the sketches offered by the applicant.

#### **Rafi Kadosh, Neighbour House, 143 W. Mill Rd., B34, L47**

In March, applicant received a one year extension of COA (RO-03-02-07), after stating that no changes had been made to the plans. However, subsequent approvals from the state, prior to the March extension, had necessitated some major changes so the extension was not valid.

Applicant appeared before the HPC with the revised plans, seeking approval for changes to the facade of the additional building previously approved, and approval for the design of the new living quarters to be built within the footprint of the existing garage. The new plans replace a proposed front porch across the width of the building with a smaller porch above the front door. The HPC approved the design change but also requested that the cedar siding be continued all the way up to the soffit. HPC also approved the design of the garage with the same stipulation about the cedar siding.

Bill Beute made the motion, seconded by Keith Hayes and unanimously approved in a roll call vote, to extend COA (RO-03-02-07) with the changes to the original plans.

### **Old Business**

28 Middle Valley Road, Middle Valley Historic District - Eileen received a letter requesting permission to use modern vinyl windows in this 1890 carriage house and its two story addition. COA (RO 01-01-08) approving the rehabilitation of this contributing building specified wooden windows. Eileen will contact the architect and explain that the HPC would allow modern windows in the back elevation of the new addition as it is not visible from the public thoroughfare. However, the remainder of the structure is visible from the road and wooden windows are still required.

Historic Preservation Ordinance - When HPC receives the final draft of the ordinance from the consultant, it will be sent to Ken Short who will forward it to the Township lawyer. It would be introduced at the Oct. Township meeting and could be approved in Nov.

Andrich Market LLC (Schooley's Mtn. General Store), GV District, B34,L53 - Owner has not complied with correspondence from the HPC regarding the exterior vent which was not approved. Eileen will speak with the Zoning Officer about the violation.

Bobal Assoc., LLC (Splash), GV District, B22,L22 - HPC received a letter stating that there was no money and no plans to finish the work agreed upon last year. They are currently in violation of COA (RO-07-02-07)

### **New Business**

Danielle Williams spoke to the HPC before a September 9 ordinance consultation regarding the changes to the Schooley's Mountain General Store. She was concerned about the demolition of the out house, the large vent on the side of the building, the removal inside of the potbelly stove and the wooden calendar with initials of those who had worked there over a period of many years, the addition of plexiglass and modern material on the walls. HPC explained that we have no jurisdiction over the interior of buildings but that we were equally concerned with the exterior changes. We suggested that she and others contact the Observer Tribune and express their feelings.

Columbia Trail - The County has erected a new sign kiosk on the entrance to the Columbia Trail on Schooley's Mtn. Rd. Eileen will send them a letter and copy the Planning Board, reminding them that structures in the Historic District need to be approved by the HPC.

### **The next regularly scheduled meeting will be October 15 at 7:30 pm.**

This meeting was adjourned at 10:35 p.m.

Respectfully submitted,

Caryl R. Brackenridge, Secretary