

WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION

Minutes for November 19, 2008

Present: Bill Beute, Dale Blum, Caryl Brackenridge, Ed Gagne, Barbara Rossi, and Eileen Stokes.

This regularly scheduled November 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 7:50 p.m.

Minutes

The October 15 minutes were approved as written. The November 5 minutes were approved with the following amendment: Keith Hayes and Eileen Stokes attended a Drew Workshop on Historic Cemeteries on November 1st.

Applicants:

Beverly and Robert Scoza, 11 Middle Valley Rd, B54,L8, MV Historic District
COA (RO-11-01-08) approving a partial roof replacement with dimensional shingles, a pre-approved material in the historic district, was issued over the phone.

Andrich Market (Schooley's Mtn. General Store, B22,L22, Sch. Mtn. Hist. Dist.

Eileen Stokes commented that this building dates from 1830, is believed to be the oldest continuously used general store in NJ and is a contributing structure in the Schooley's Mountain Historic District. The applicant had been requested to appear before the HPC to discuss exterior changes not previously approved.

The first topic was the outhouse which has been removed. The owner stated that there were no doors, the posts were not in the ground, some of the lumber was modern, and he felt it was a safety hazard and that there was not enough left of the original to rebuild..

The next topic was the pizza oven vent on the side of the building. Much discussion ensued about the necessity of such a large vent and possible alternate locations. Mr. Andrich stated that the vent could not go through the roof as there were four rooms upstairs which he wanted to use. When asked if those rooms would be used as a residence, he said no, and added that he doesn't yet know how he will use the upstairs. The only solution at this time seems to be mitigation so HPC asked Mr. Andrich to contact the vent manufacturer to find out the temperature involved, and paint manufacturers to find out if a vent involving that temperature could be painted. HPC discussed issuing a retroactive COA which would include language about the vent being removed if the building were used for some other purpose in the future.

Mr. Andrich stated that possible future changes would be the addition of a wooden sign, lit from above, lights on the porch and in the parking lot, and gutters on the front porch. He said he would discuss these issues with HPC when he was ready to address them.

Old Business

28 Middle Valley Rd.- Caryl Brackenridge and Eileen Stokes met with Jim Kent and talked about the changes in the facade of the house. It was agreed that Bob Stokes will restore the original door and it will be put back in its original position and the window sash will be changed to match the original. In the course of the discussion, it became apparent that Jim is working from drawings that do not follow the COA which stated that all windows in the old part of the house would remain unchanged. Eileen will contact the architect and ask him to correct the drawings. Meanwhile the HPC will issue a conditional COA subject to the submission of final drawings.

Emanuel Bible Church , Schooley's Mountain and Pleasant Grove Roads - This is not in the Historic District but in 1988, the Planning Board required that certain outbuildings and areas of the property be preserved. These included the foundations of the ice house and one of the cottages, the spring and well areas, and the area of the stables and barns.

New Business

2009 Budget - Barbara Rossi presented the HPC budget request which will be submitted to the Township Committee for approval. The total requested for 2009 is \$726.

6 Schooley's Mountain Rd., B28,L34, Schooley's Mountain Historic District - Eileen contacted Mr. Sims because she noted that windows are being replaced without a COA. She explained that while the windows duplicate the original and the workmanship is excellent, the ordinance still requires a COA. Caryl Brackenridge and Ed Gagne will met with the owner and the contractor to discuss the situation.

The next regularly scheduled meeting will be December 17 at 7:30 p.m.

This meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Caryl R. Brackenridge, Secretary