

THE WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION
MINUTES—MAY 6, 2009

This regularly scheduled April meeting of the Historic Preservation Commission was advertised in the *Observer Tribune* and *The Daily Record* in accordance with the Open Public Meeting Act. Notification was posted on the Municipal Building Bulletin Board and the Township web site.

Present: Hayes, Stokes, Beute, Penney, Rossi. Recused: Blum

Chairman Stokes called the meeting to order at 7:43 p.m.

Applicant: Mike Davis for Miller's Green, LLC, 11 E Mill Road, German Valley District, B35 L17,18

Discussion about finalized plans for the cinderblock garage (lot 18), a non-contributing structure to the district, expired section of RO 12-03-06 and discussion about amendments to RO 08-02-08. Commissioner Dale Blum recused herself as an interested party within 200-feet. A new resolution was issued, RO 05-01-09, with the motion for the section on the unattached garage by Eileen Stokes and the second by Keith Hayes. The findings were that since the building is non-contributing, the upper story could be enlarged to a full story but that the overall roof line should be lower than on the proposed plans so as not to compete with the nearby barn, the roof line could be changed to a gable, stucco and horizontal clapboard for exterior wall treatments.

The resolution also contained a section on the house rear roof line. Motion by Eileen Stokes and second by Bill Beute. A gable-style dormer can be added to the rear extension to allow for the inclusion of a bathroom not previously on the plans.

Lastly, the Commission approved the sample wooden, true divided light window that was present by the applicant and discussed several additional windows which will use this style replacement. In addition the removal and consolidation of original horizontal clapboard was approved. Motion by Stokes and second by Hayes.

All three sections of the resolution were unanimously approved by Beute, Hayes, Penney, Rossi and Stokes. In addition, the Commission has promised to research and suggest appropriately styled doors for the two front and rear doors. The applicant will retain the original plank Dutch door on the east elevation.

Open for Business not on Agenda: Virginia Kesper, Zoning and Code Enforcement Officer notified Chairman Stokes on the way into the meeting of a zoning violation in the German Valley District. A new sign is in the process of being installed on the former Larry's Gas station, corner of Fairview and Schooley's Mountain Road. No permits have been issued. Fire trucks and school buses have complained of sight line issues. The applicant has been told to contact HPC for a COA. Please check out the site on

the way out; applicant may be requested by Town to remove new sign until all approvals and permits are met.

Closed for Business not on Agenda

Annual Historic Preservation Awards

There was a short discussion of the various properties that have been nominated during the past two months. The following recipients were chosen:

Andacres, 27 West Mill Road, B 34 L50, porch restoration and general upkeep

Bumpus, 352 Pleasant Grove Road, B47 L21, stabilization work on stone wash house

Chapin, One East Mill, B35 L14, exact replacement kitchen wing overhang and window repair

O'Dowd, 210 Schooley's Mountain Road, B22 L17, Saved from the Brink Award

Scudese, 72 Hacklebarney Road, high level of integrity outbuildings, State and National Register listing

Awards will be announced and presented at the beginning of the May 18, Township Committee meeting.

Next Meeting: May 20

Respectfully submitted,

Eileen M. Stokes

Approved as submitted: June 17, 2009

Motion by Barbara Rossi; Second by Bill Beute. Unanimous approval: Stokes, Beute, Penney and Rossi