

WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION

Minutes for May 20, 2009

Present: Dale Blum, Ed Gagne, Leah Korbel, Barbara Rossi and Eileen Stokes.

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, and notification was posted on the Municipal Building Bulletin Board and the Township web site.

Chairman Stokes called the meeting to order at 7:40 p.m.

Minutes

Dale Blum moved and Ed Gagne seconded, and it was unanimously passed that the April 15, 2009 minutes be accepted as written. May 6 minutes are incomplete and being held for the regular June meeting.

Applicants:

1) Scoza, 11 Middle valley Road, Middle Valley Historical District District, B54 L8 (-circa 1866, property #9 in MV district)

Mr. Scoza noted that he had heard that the house was built in 1820.

Applicant appeared before the HPC because the house (a foreclosure) was severely damaged during the winter of 2008/2009 and requires replacement of chimney due to a hole under the sheet rock rendering the chimney unsafe. Applicant states the chimney will be rebuilt to the same height. Chairman Stokes and architect Ed Gagne noted what looks like corbelling in the photographs and recommended that the Scozas take pictures prior to demolition to remember how it looked.

Additionally, the applicants will be lowering the rear addition floor inside the house. This will affect the outside appearance of the house. There is an 11" step upstairs and downstairs. The lowering of the downstairs floor will cause the ceiling to become lower than the 3 windows on the back of the house. Applicants will use the same windows, dropped down in the same configuration to correct height. The lowering will have minimal impact on the 2 side views.

Applicants also wish to put a weather vane on roof. Indications are there was one there at some time but not now. This is not a permanent addition and has minimal impact.

Applicants wish to add an emergency egress window (a single double hung) on side of building.

Ed Gagne suggested that a 2 over 2 casement would look better. Egress must be a minimum 5.7 square feet in area. Chairman Stokes will provide information to the applicants regarding styles/options and the owners will decide which to use. This, therefore, will be the only window that will be a different size from what is currently in place.

Applicants are keeping the siding, repairing the front tri-part window, and adding front hand rails at the request of their insurance company.

Ed Gagne moved that the HPC waive public notice requirements due to minimal visual impact. Ms. Blum seconded the motion.

Barbara Rossi moved to encompass everything into one resolution Dale Blum seconded motion and it was unanimously passed by a roll call vote to issue COA (**Resolution R05-02-09**) approving the points outlined above.

Chairman Stokes will fax it to the Washington Township building department and reminded the applicants that they will still need to obtain any building department permits that may be needed for this work.

2) Bockoven, Jesse, 375 West Mill Road, Middle Valley District, B55 L 23

Approval sought for exact replacement of wooden windows on rear of dwelling. HPC approval (RO 04-02-09) was issued by Chairman Stokes by phone on 4-20-09.

Old Business

5 awards were presented, with 4 of the recipients present at the Municipal Building for the presentation. Barbara Rossi and Chairman Stokes attended.

Regarding the required 1/year training session, Chairman Stokes attended a Drew University class on porch restoration and Ms. Rossi will be attending a Drew class.

Ort cell tower-Chairman Stokes replied to Alana Stops of Richard Grubb with the same information as provided in the past to E2 Project Management. A copy was sent to the planning board. Alana has indicated that they are submitting that the construction of a new monopole will have an adverse affect on Register properties.

New Business

Long Valley Auto Works

Chairman Stokes was notified by the Zoning Official on June 6 of new signs blocking sightlines at Long Valley Autoworks at 3 Fairview Avenue. Investigating this, Chairman Stokes noticed an additional lit sign and kiosk were also installed. Chairman Stokes notified them about the HPC meeting and sent applications to them. She has had no response from the owners.

COA was sent regarding Michael Davis property.

Notification was received that the Pullis family is holding an "Oak Cottage Restoration Open House" May 23, 24 and 25, 2009 and the HPC is invited. The website for Oak Cottage is www.oakcottage.info.

The next regularly scheduled meeting will be June 17 at 7:30.

This meeting was adjourned at 9:50 p.m.

Respectfully submitted,

Leah Korbel

Approved w/ corrections June 17, 2009
Motion by Barbara Rossi; Second by Ed Gagne
Unanimous approval: Blum, Gagne, Rossi and Stokes