

WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION

Minutes for September 16, 2009

Present: Dale Blum, Ed Gagne, Keith Hayes, Eileen Stokes, and Barbara Rossi.

This meeting was properly advertised in the Observer Tribune and the Daily Record in accordance with the Open Public Meeting Act, and notification hangs on the Municipal Building bulletin Board and is posted on the Township website.

The meeting was opened at 7:43PM.

Budget

Barbara Rossi has agreed to prepare the 2010 budget. She requested the commission to send her via email any suggestions, additions or changes to the budget. It was noted that NACP dues have increased.

Minutes

The minutes from the June 17, 2009 meeting were approved as submitted, with a motion by Barbara Rossi, seconded by Dale Blum.

The minutes from the August 19, 2009 meeting were approved as submitted, with a motion by Ed Gagne, seconded by Eileen Stokes.

The minutes from the September 2, 2009 meeting were tabled because not enough members were in attendance to approve.

Applicants

Mike Davis, 11 East Mill Road, B35 L18.

Dale Blum recused herself.

Mike Davis, the general contractor, as the applicant for the property located at 11 East Mill Road, came in seeking design approval for the siding, roof, doors, windows and lighting for the new garage structure. After some preliminary discussion about the Zoning Board minutes, which stated that the commission has to approve a design that would have visual compatibility on the property and in the district, the following points were covered:

Eileen Stokes presented a photo of garage doors that was reviewed by the commission and used in the design discussion about the garage doors.

At this point, the meeting was open to the public. Dale Blum said that she did not approve of the existence of the new garage. There was lengthy discussion about setbacks at the property lines between Dale's property and the applicant's property.

Mike agreed to have the drawings updated with our findings from this meeting.

Roof: The pitch of the roof will match the pitch of the barn roof. Dimensional shingles will be installed.

Siding: Fiber cement siding will be installed. Wooden siding would rot, being mounted on concrete block. The siding will have a 4 ¼ inch to 4 ½ inch exposure, 4 inch rake, casing and cornerboard.

There was discussion about the distance from the garage to the house at 19 East Mill Road, about performing construction standing on the adjacent property, and about possibly planting concealing shrubbery on the side(s) of the garage adjacent to 19 East Mill Road.

Deleted: easements

Exterior Lighting: A downward-facing historic-looking gooseneck light will be mounted on the gable end above the access door. A similar exterior coach light, required by code, will be mounted next to the door on the right side.

Gables: Front and back gables will have a 6 inch overhang.

Garage Doors: The commission will accept a solid garage door, with no windows, similar to the photo supplied by Eileen Stokes. The commission will have final design and material review when we are given the Cut Sheet for the garage door.

Access Door over the Garage Door: This solid door will have vertical planking with no diagonal bracing on the exterior.

Window(s): Anderson double-hung windows as installed.

Side Door: Fiberglass or steel half-glass door.

Footing Dimension: The garage will be 24 feet 2 inches by 20 feet at the foundation line, with a maximum height of 17 feet.

Barbara Rossi made a motion including all of the above design approvals, and Keith Hayes seconded the motion. The motion was unanimously approved. Eileen will generate the COA for these design approvals, send it out to the attending members for comment, then finalize it and send it to Mike Davis so that work can proceed.

Dale Blum went home.

A letter that had been sent to the commission from Paul Krylowski, outlining his concerns about the reconstruction of the house, was reviewed. Mike Davis found this letter to be a helpful critique of the work being performed on the house. A discussion ensued about coursing and drip caps on the house. Eileen will email the letter to Mike.

New Business

Zion Lutheran: Received a final resolution from the Planning Board.

Ort Farms Cell Tower: Verizon has submitted an application for a monopole cell tower. The letters from the Commission are going to be sent in as an amendment.

Roehrich/Heath Property: Demolition of the house was approved at the September 14, 2009, Planning Board meeting. We will be allowed to access the house to document it before demolition. There was some discussion about the possibility of salvaging the architectural features in the house by the Commission, the Washington Township Land Trust, and/or the Washington Township Historical Society.

Bartley Road Bridge: The commission would like to see coursed, laid up stonework on the new bridge, as well as weathered copper colored rails.

The next meeting will be October 21, 2009.

This meeting was adjourned at 10:42 PM.

Respectfully submitted,

Barbara Rossi, Vice-Chair

Approved with 2 corrections: Oct. 21, 2009