

WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION
MINUTES-June 15, 2011

Present: Eileen Stokes, Ed Gagne, Gregg Forsbrey, Leah Korbel, Dale Blum, Bill Beute from HPC.

Applicants: Rev Amy Lincoln, Mr. Jason Lance, Eric A. Cornish, Jon Booth (architect), Bill Beck (contractor)

This regularly scheduled June meeting of the Historic Preservation Commission, advertised in the *Observer Tribune* and the *Daily Record* in accordance with the Open Public Meeting act, and posted on the Municipal Building bulletin board and the Township website, was called to order at 7:45 by Chairman Stokes.

Minutes: the April 20, May 4, May 18, 2001 HPC minutes are being held over until the next meeting.

Old Business: Liebenzell site walk held by Susan Penney and Eileen Stokes w/ Lee Iden of Liebenzell BOT, and Jim Grigg of "re2g Solar" on May 25. Place they discussing for solar field near the main building @ 3 Heath Lane is not visible to the public. Depending upon appropriateness of the roof, they may also be interested in placing panels on a barn roof that is set back but which will face Pleasant Grove Road @ the Farm and which will be briefly visible to the public.

Historic district signs placed at locations and Eagle Scout project has been signed off. Some issue with the reflective quality of the lettering although the same color as previous GV signs.

Bill Beute suggested simply outlining in black may be sufficient.

Township meeting occurring concurrently at which will be discussed Keith's replacement, possible conflict of Gregg being on both HPC and Green Team, and Barbara Rossi being designated "Class B" HPC member to finish Keith Hayes' term.

New Business:

- Chairman Stokes had issued a phone approval for a roof replacement with pre-approved dimensional asphalt shingles (COA 04-01-11) on April 6, 2011, at 362 W. Mill, B54 L10. In addition 3 ~~vinyl replacement~~ windows in the west dormer were also included on the building permit and changed using vinyl. Chairman Stokes asked the Code Enforcement Officer to stop work and have the applicant discuss the situation. A conditional COA was granted (COA 06-01-11) based on the fact the property is a non-contributing structure that is outside the period of significance for the district and the replacements are a true sized replacement and are not visible to the public way. Therefore Ed moved to accept the conditional COA ~~amended resolution~~ RO 06-01-11 dated June 3, 2011 and Gregg seconded it. The resolution passed unanimously (Yea: Gagne, Forsbrey, Korbel, Blum and Stokes).
- McPeak/Honda property-the owners will save the small stone outbuilding on the Hackettstown Honda property per our request. In addition, they will repair it.
- Highlands Presbyterian Church-3 Heath Lane SMHD B30 L31 – Renovations The purpose of this meeting was to discuss the condition of the building and building systems as

analyzed over the past year and a half and to discuss general concepts and appropriate materials and treatments that will be proposed by the congregation at next month's public hearing.

Eileen disclosed that Jon Booth, the architect, is a former HPC member.

Bill Beck and Eileen have emailed photos etc. regarding project to each other, so they have had contact. Hearing will take place July 6, 2011 at the Washington Township Senior Center at Rock Spring Park.

1) Sill replacement-Original sill was virtually hollow mainly from water damage. Water seemed to have come down pilasters after flashing had rusted out. Little evidence of insects or insect damage. Foundation mainly in good shape. Stones were capped with fresh cement. 7 pieces of pressure treated lumber used to replace damaged sill. Rot did not extend to floor except in a couple of spots. The church building was scraped, cleaned and repainted in the late 1990s.

Foundation is stepped out all around.

2) Bill distributed "General Exterior Notes" to Commission members.

3) Eileen inquired about ~~appearance~~ the condition of attic.

Attic has scissors trusses. Roof has solid ~~sheeting~~ sheathing right over purlins (longitudinal member in a roof frame, usually for supporting common rafters or the like between the plate and the ridge.) There is no eave vent and no insulation. Church members would like to put a continuous vent on top capped with architectural shingles.

4) Eileen read descriptions from State and National inventory to aid in choosing defining elements.

5) Jon asked if the Commission would want decorative accent shingles on Mansard tower roof ~~to look similar to earlier pictures~~. Eileen said that ~~was not necessary~~ while the practice was often done since we really cannot see what the roof looked like in earlier pictures to do so would be pure conjecture. They propose blown in cellulose or fiberglass insulation on top of batts with extra venting of the attic roof.

6) Siding-Bill Beck stated that the condition of the removed siding was "very bad", so brittle that they snap. Surfaces had been destroyed by years of cross-grained sanding and powerwashing. He would like to use "James Hardie Artisan Siding and corner boards". It has a similar expansion to wood. He brought samples of the siding and trim and literature, which the Commission examined. In addition there would be careful use of flashing around the pilasters. The church will propose the use of three different types of alternative materials for use as trim, each with the same look as painted wood but each specific to the purpose specified. In addition to Hardie Plank Artican corner board, they plan is to use Miratec and Borell molding on the pilasters.

7) Mr. Beck went through the rest of the items on "General Exterior Notes" , which cover his plans for "Gutters and Leaders" (Ed Gagne questioned whether "4 by 6, 'k' profile" should read

“4 by 7” and Mr. Beck said it should have read “4 by 7”). A drip edge will be used whenever possible. “Exterior Trim”, “Windows: Sanctuary and Narthex” current sanctuary windows have a combination of plexiglass and working storms. The plexiglass is severely etched and scratched obscuring the leaded glass windows. Eileen and Bill Beck discussed the possible damaging effects of softening lead cames caused by heat build up with storms and “Windows: Fellowship Hall”, (ground is being lowered ~ 4.5 feet on left side). Drainage around windows and window wells will be addressed. Metal grating is being proposed to replace existing wood along the north side. The proposed basement windows will be vinyl-clad, double-hung, wooden exteriors with wooden interiors and a 6 over 6 window light pattern.

Ms. Blum and Mr. Forsbrey excused themselves and left the meeting at 9:45. A quorum remained. The remaining discussion focused on the applicants plan to lower the grade on the left (south) side of the building giving a terraced affect. Until the 1950s the grade had been lower around the entire building.

The meeting was opened to public for items not on the agenda. No one was present and the meeting was closed for public comment.

~~There were no items on the agenda for public comment and there were no members of the public present.~~

Meeting closed to Public

There were no items to be discussed at this time.

The next regularly scheduled meeting will be July 6, 2011 at 7:30PM at the Senior Center.

This meeting was adjourned at 10:15 PM.

Respectfully submitted,

Leah Korbel

Motion to accept with annotations and clarifications by Dale Blum. Second by Leah Korbel.

Motion passed unanimously: Yea—Forsbrey, Korbel, Blum and Stokes . Nay: 0. Abstain: Gagne. Minutes approved on September 21. 2011.