

WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION

Minutes for April 15, 2009

Present: Bill Beute, Dale Blum, Caryl Brackenridge, Ed, Gagne, Keith Hayes, Leah Korbel, 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

The December 17, 2008, and March 18, 2009, minutes were accepted as written. Motion for the former by Keith Hayes, seconded by Caryl Brackenridge, for the latter by Bill Beute, seconded by Keith Hayes.

Applicants:

Christopher Mey, 28 Middle Valley Road, B33, L80, Middle Valley Hist. Dist.

Applicant appeared before the HPC because the original COA(RO 01-02-08) had expired without an extension, and a Stop Work Order had been issued by Washington Township because the current work is outside the scope of the original COA.

Architect Casper Huizenga and contractor Jim Kent appeared in person, while owner Christopher Mey participated via speaker phone. Chairman Stokes stated that Mr. Huizenga's and Mr. Kent's credentials had been established previously. She also noted that the Acting Code Official Neil Ruggerio was available in the building if his services were needed during the application.

Chairman Stokes then read an email which she had sent to Mr. Mey in response to his April 13 letter. Mr. Mey had made reference to the restoration of various windows by Mr. Stokes, followed by \$ amounts for restoration. To clear up any questions about a conflict of interest, Chairman Stokes stated that her husband was not in any way involved in the restoration mentioned by Mr. Meys and the \$ amounts represented Mr. Mey's estimate of restoration costs, not money to be paid to Mr. Stokes.

Mr. Mey stated that he was submitting his April 13 letter in lieu of an official application and that his proposal was intended to put the project back into compliance with the original COA. HPC then agreed to discuss, in order, the proposals put forth in the letter.

Mr. Huizenga presented a board displaying eight architectural drawings, revised 4/13/09.

Front Door - The original front door will be set back in the front facade to replicate the former recessed image. This door had been repaired by Mr. Stokes to demonstrate that it was still a usable door, and had been delivered to the work site. HPC will forward to Mr.

Mey an email from the W.T. Acting Code Official (Document #1) stating that the new door by the driveway will serve as the means of egress and the original door in the front facade can be fixed or operational, and its size is not a code issue.

Transom - A wooden transom will be constructed and installed in the front facade to replicate the original relationship between the door and the transom above it.

Front window - The original window is not available so a wooden replacement window, 6 over 1, with a true divided light upper sash, will be installed in the front facade to match the original fenestration. A copper drop cap will be used.

Shed Roof and Shutters on front facade - A wooden shed roof will be constructed over the door and window on the front facade as depicted in old photos. Double louvered wooden shutters will be installed to the left of the door and to right of the window. The existing metal railing will remain.

Casement windows on right side (south) - The two original casement windows with unique hardware will be retained and installed in their original positions on the south side. They do not have to be operational.

Loft/attic window on right side (south) - A new 9 pane, true divided light, wooden window will replace the original window in the gable end of the south side as the original is no longer available. Photographic evidence indicates the presence of shutters on this window, so shutters will be installed to conform to the size of the opening.

Dormer window on right side (south) - A dormer window with a shed roof will be added on the south side of the new construction, as depicted in submitted drawing A-5.

Loft/attic window on left side (north) - A new 6 over 1, true divided light, wooden window will be installed in the gable end of the north side, instead of the 9 pane window approved in the 1/16/08 COA (RO 01-02-08). This will provide a means of egress from the loft/attic.

First floor window on left side (north) - The original 6 over 1 window will be replaced with a 6 pane, true divided light, wooden window to fit between the hand hewn tie beam and the kitchen counter.

Beams - front facade sill plate and top plate beams, wall studs and south side corner post have already been replaced and the top plate is higher than it was originally. This is not as visually damaging to the historical integrity of the house as it might have been because the only architectural details on the front facade are the door, transom, window, shutters and little shed roof over these features.

Siding - As much original siding as possible will be reinstalled and will be augmented with new siding milled to match the exposure of the original.

Roofing material - There will be a synthetic slate roof over the front section of the house and a standing seam metal roof over the new addition. There will also be galvanized metal gutters and down spouts.

Windows in new addition - As approved in COA (RO 01-02-08) Amended on 9/17/08, Anderson vinyl clad wooden windows may be used in the new construction addition.

Other Exterior Changes - Other than maintenance, any other exterior changes such as storm doors and windows, lighting, etc. require approval by the HPC.

Caryl Brackenridge made a motion, seconded by Dale Blum and unanimously passed by a roll call vote to issue COA(**RO 04-01-09**) approving the points outlined above.

New Business

Marcello, 290 Schooley's Mtn. Rd. - The building department issued a work permit, not realizing that this house is in the Schooley's Mtn. Historic District. The owner rebuilt the porch, replacing the wooden decking, columns and railings of the side porch with a plastic material not approved for use in the historic district. This project did not have a COA from the HPC and the use of this material will not set a precedent for the district.

Obadiah LaTourette Grist and Saw Mill, 12 East Mill Rd, German Valley Hist. Dist. Due to a crack in the intake arch on the east side of the building, not visible to the public thoroughfare, two steel beams and wood cribbing will be used to temporarily stabilize the arch. An application for a COA will be submitted before any restoration is undertaken.

The next regularly scheduled meetings will be May 6 (work session) and May 20 at 7:30 p.m.

This meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Caryl R. Brackenridge

Minutes accepted as submitted, May 20, 2009.

Motion to accept: Dale Blum; second—Ed Gagne

Unanimous vote: Blum, Gagne, Korbelt, Stokes