

WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION  
MINUTES  
05/16/2012

**Present:** Barbara Rossi, Eileen Stokes, Dale Blum, Susan Penney, Gregg Forsbrey,  
**Not present:** Ed Gagne, Bill Beute, Jennifer Gorini, Leah Korbel

This regularly scheduled May meeting of the Historic Preservation Commission, advertised in the *Observer Tribune* and the *Daily Record* in accordance with the Open Public Meeting Act of 1975, N.J.S.A. 10:4-6 *et seq.* and posted on the Municipal Building bulletin board and the Township website, was called to order at 7:35 pm by Chairman Stokes.

No members of the press or public were present. Mike Pucilowski, MUA Director, Dave Egarian, MUA Consultant, Sue Underwood, applicant, and Nicholas Mangelli, Jr. (ALES) and Edward Mahak (Advanced Performance Solar) were present.

**Minutes** for March 21 and April 18 were not available.

MUA, Grove St. Water Boosting Station, GVHD, courtesy review

The planned pumping station will replace the old Dufford/Hager spring fed system at the intersection of Schooley's Mtn Road and Camp Washington Roads. Replacement of the old reservoir collection system will solve water pressure problems for the dozen houses on the once private system, and will comply with current DEP standards to limit the possibility of ground water contamination. The DEP advised the MUA to close the old system and it is currently working from the tanker truck at that location.

The building will be located in the German Valley Boundary Expansion area and is currently not under the Historic Overlay Ordinance. The design and placement of the building was reviewed at the May 19, 2011, HPC meeting. Since then changes have been made and the Planning Board and MUA have requested a second review.

There are pressure issues between the 8-inch town water system pipes and the 4-inch pipes in the Dufford system. The MUA determined the boosting station to be the best alternative, cost and aesthetic-wise, in dealing with the project. An alternative could have been the construction of a water tower at the above mentioned intersection. The HPC was not part of the decision making but finds the booster station preferable to a tower that might be visible above the district.

The proposed station is to be a roughly 11' square, shed-like structure, with a height ranging from 8' in front to 11'4" in rear, with double doors and cultured stone exterior and vinyl-coated, cyclone-type fencing with a narrow opening. Since last year it has been decided that the building can be located within the Grove Street right-of-way and, in response to other feedback to allow for parking, snow storage and landscaping, now will be turned so the doors will face east.

- Ms. Rossi requested the MUA to NOT use tuck pointing and that the stones must be laid with an authentic, weight-bearing look. The MUA proposes to use Boral Stone Products' Ancient Villa Fieldstone, which is a tinted, cultured stone. The physical sample provided is a good color match for the locally quarried, German Valley stone used on the Municipal Building and elsewhere in the district to which the booster station will be

visually related. The HPC finds the use of cultured stone acceptable for this project based on new construction and the fact that it will not be directly tied to existing historic fabric where a loss of color stability over time would not be acceptable. The MUA will confirm the pointing profile with the HPC before completing the project.

- The MUA proposes Tamko, dimensional asphalt shingles in either Rustic Slate or Rustic Redwood. The HPC finds either acceptable; the MUA will make the final choice.
- The double doors will be Thermatru Insulated Steel in a hollow metal frame, painted in a neutral color to match the trim and will open from the middle.
- A 20" x 20" low profile exhaust fan is specified for the side of the building.
- The retaining wall to the northeast will be natural rock, largely from the site.
- Landscaping will be a combination of sawgrass, 2 spruce trees and holly or similar.
- The natural gas line will be extended from Schooleys Mtn Road to the east and will provide better air quality and a quieter atmosphere than last year's non-gas proposal. In addition, no delivery truck will be needed and a reliable supply will be available during emergency weather conditions.
- A vinyl-coated, cyclone-type, narrow opening fence will be used around the emergency gas generator on the NE side of the building. The height will be 8 feet. No barbed wire will be used at the top.

Since this is a courtesy review, no Certificate of Appropriateness will be issued and no vote taken. All commissioners present, however, were fully in favor of the proposed plans and a memo to the fact will be sent to the Planning Board and to the MUA.

The MUA submitted Site and Architectural drawings (page 2 of 2) for the pumping station, dated 03.12 by DJ Egarian & Associates, Inc. of Parsippany, as well as legal-sized, building-detail-only sheets, computer photographs of the roof and stone samples as well as actual product samples. Public hearings with notification sent were previously held through the Planning Board.

The HPC found the proposed building and site changes to be appropriate for new construction based on the recommendations of the Secretary of the Interior's Guidelines and on the Historic Overlay Zone Ordinance Compatibility Factors relating to height, mass and materials in relation to surrounding structures that are visually related.

#### Underwood, 5 W Maple St, GVHD, B33 L32—Public Hearing—application for solar panels

The applicant presented the 200' notification list of property owners as prepared by the township along with Public Notice published in the Observer-Tribune, May 10, 2012, and a combination of Post Office Certified Mail return receipts and signatures showing she had met with neighbors to tell them of the public hearing and reason. (Eileen spoke with Administrator Deborah Burd by phone who agreed the signature process within the appropriate time limitations was an economical alternative to notification by certified mail.) The public hearing will remain open through the June 20 HPC meeting to allow suitable time for comment.

Nicholas Mangelli, Jr. and Edward Mahak from Advanced Performance Solar appeared. No members of the public were present. Steetscape photos taken by Eileen Stokes were presented from Schooley's Mtn Road in the district, from various distances along West Mill Road looking east toward 5 West Maple and from directly in front of the property. Advanced Performance

Solar proposes to install the low profile solar panels on the southwest roof which already contains two skylights. Panels would be streamlined with no extensions and will be mounted back from the edge of the roof. No panel will be mounted in a position to show over the roof ridgeline. The ridgeline stands at 37' according to the specifications provided. Changing road elevation, neighboring houses and tree buffers would limit visibility of the mounted panels to approximately the distance of one house lot along West Maple Street. West Maple is a mixed streetscape of historic and more contemporary homes.

Nicholas and Edward explained why the typography of the rear yard and the height of the rear facing porch roof were neither appropriate nor adequate for this installation even though the exposure would seem to be better. Page 15 of Preservation Brief 3, "Improving Energy Efficiency in Historic Buildings," recommends the installation of photovoltaic panels "be done in a manner that has a minimal impact on historic roofing materials and preserves their character by placing them in locations with limited or no visibility, i.e., on flat roofs at a low angle or on a secondary roof slope." Photographs of other roof installations were presented showing the type and size of the panels and the color choice. A dark color similar to the gray asphalt shingles is available. There is some reflective glare from the units. The proposal is for 22 closely mounted units mounted in three rows, with one panel between the existing two skylights and all panels flat, on the same plane and approximate height off the roof as the profile the skylights presents.

The commission members considered the testimony from Advanced Performance Solar, the recommendations from Preservation Brief 3, the degree of impact to the streetscape and comments and discussion from the April 28 concept meeting which included that there would be minimal damage to roofing materials, the installation can be reversible with no lasting impact on the structure and that the positioning of the skylights and panel alignment will not present the solid, compact presentation as shown in the photographs of the VanBrunt installation on Pleasant Grove Road that were shown last month.

The Secretary of the Interior's Guidelines for dealing with solar installations is to assess for potential negative impact on the historic character of a property and district. The Commission felt that the limited visibility from the public way, though not ideal, combined with the flat, low profile of the panels, the color and the reversibility of the photovoltaic cells along with the existence of modern skylights made this property a suitable candidate for the installation. Solar installations will be allowed on an individual case review pending the completion of our district design guidelines.

Motion to approve the installation of 22 photovoltaic panels on the southwest face of the roof, to be mounted parallel and low to the roof in a configuration of three lines, aligned far enough from the roof edges so as not to be visible from the front of the house and meeting the specifications as submitted by Nicholas Mangelli of ALES was made by Susan Penney and seconded by Dale Blum. The motion will be known as RO 05-01-12 and will remain on the table for discussion and the completion of the public hearing will remain open until the June 20<sup>th</sup> meeting at which time a vote will be taken.

Gregg Forsbrey entered the meeting at this point after attending the Township Committee meeting upstairs.

Old Business:

Barbara Rossi reported that she and Chairman Stokes met in the municipal building, on April 24, with Peg Shultz from the Morris County Heritage Commission for a site visit, to discuss progress on the design guidelines grant proposal. Ms. Shultz reminded the HPC that an interim report on the project is due May 28 and stated that she would like a draft of the guidelines included in the report.

Welcome letters. Chairman Stokes asked about the status of the "Welcome Letters." A form letter that could be personalized has been written by members Penney and Korbel and was approved. Chairman Stokes noted that the 6 month waiting period after the removal of the gas storage tanks at the Philhower property (2 West Mill, B33 L45) was coming to an end and requested to Ms. Penney that a version of the letter reminding the Philhowers to tell future tenants of the historic district requirements be sent. Eileen hand delivered a welcome letter specific to 28 Middle Valley Road to the new owners' mailbox, including a COA application.

New Business:

The Middle Valley Bridge pre-construction meeting was held in Morristown on May 3. Eileen attended. The county expects to close the bridge to all traffic on July 11.

Preservation awards will be announced on Monday, May 21 at the Township Committee meeting.

The HPC has received an invitation from the Township to participate in the July 14 Green Living Festival. The theme is "Local Life and Learning." This is a good opportunity for the HPC to be "visible." Several ideas were suggested.

The HPC has received a request from Solomon Faizi, the manager at the new Honda dealership on Rt. 46 (former McPeak farm) to meet to discuss the history of the farm and to look at the work they have done on the barn and silo.

Communication on May 15 from Roslyn Kurdan, Morris County Engineering, requested the HPC's advice on the color of gabions to be used in stabilizing the hillside on Schooley's Mountain Road from Camp Washington Rd to the start of district at Big Turn where the road was damaged from Tropical Storm Lee flooding. Based on the fact that that section of road has weathered steel guiderail and there is the possibility that the gabions may show several inches, the HPC chose brown.

Respectfully submitted,  
Eileen M. Stokes

Approved on 9/5/2012. Motion to accept with one correction: Forsbrey. Second by Blum. Passed unanimously by hand vote: Ayes—Blum, Forsbrey, Rossi, Stokes. Nays—0. Abstain—Gorini, Korbel. Not present for vote—Gagne.