

Readington Township Historic Preservation Commission
Monthly Meeting Agenda
March 8, 2016

1. Call to Order

- a. Chair calls the meeting to order and announces that all laws governing the Open Public Meetings Act have been met and that this meeting has been duly advertised in the Hunterdon Democrat and the Courier News.

2. Call Roll

3. Approval of February 9, 2016 Meeting Minutes

4. Historic Preservation Commission Design Reviews

- **Stanton NR Historic District**

BI 49 L 2
Richard Sauerland
9 Station Mountain Road
Stanton, NJ
Review: new construction – pole barn

- **Whitehouse Mechanicsville NR Historic District**

BI 14 L 29
Landmark Developers
Ryland Inn Property, LLC
111 Old Highway 28
Whitehouse, NJ
Review: Demolition of contributing structure listed on the State of NJ Register of Historic Places and the National Register of Historic Places - historic barn

- **Whitehouse Mechanicsville NR Historic District**

BI 17 L 17
George De Marco
22 Old Highway 28
Whitehouse, NJ
Review: Demolition of contributing building listed on the State of NJ Register of Historic Places and the National Register of Historic Places - dwelling

- **Whitehouse Station Historic District**

BI 30 L 1
Gill Petroleum Inc
140 Main Street
Whitehouse Station NJ
• Alteration – convert garage bays into a convenience store

5. Old Business

- Historic District Audits
- Haypress Cemetery MOU status
- National Historic Preservation Month May - awards

6. New Business

7. Adjourn Meeting

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Supporting Attachments: Taken from the Whitehouse Sec7_2-16-10 National Register of Historic Places Documentation for the Whitehouse Mechanicsville Historic District

BL 14 L 29

- 101 Old Highway 28. (HC Survey # R-16; Former Ryland Inn) Frame, 2-story 5-bay cross-gabled dwelling with interior chimney with brick stack; 1-story cross-gabled wing at west end and 1-story gable-roofed wing at east end each with interior chimney with brick stack; long, modern 1-story enclosed porch and modern port cochere at front; numerous modern 1- and 2-story appendages relating to use as restaurant.

Style: Gothic Revival with Italianate influences and Colonial Revival embellishments

Date: mid-19th; late 20th century additions.

Additional description: Features include wide overhanging eaves with carved double brackets; grouping of large pointed arch window flanked by two smaller pointed arch windows in front and east gables; single pointed arch window in west and north gables and in gables of east and west wings; 6/6 sashes on second story windows; synthetic siding. (Additional features may survive behind late 20th century additions)

Outbuildings: (1) Frame 1½-story dwelling with clipped gables, pent roof on gables, brick foundation, later large 2-story rear appendage (mid-19th) (C); (2) Frame 1½-story, 4-bay cross gable-roof dwelling, partial brick foundation (mid to late 19th with late 20th appendages) (NC); (3) large rock face block barn, garage entry on east gable end with loft doors above; long bands of windows on each side; attached tile silo at southwest corner (early 20th) (C); (4) 1½-story frame carriage house, center gable with Stick-style trim; vertical siding; 2-story round tower covered with shingles and a band of saw-tooth shingles at southeast corner (early 20th) (C); (5) site of English barn demolished in 2009, heavy timbers included hand-hewn and sawn examples (mid 19th century) (C); (6) rusticated block 1-story, 2-bay former creamery with clipped gables and a center cupola, fish scale shingles in gables (early 20th c) (C); (7) 1-story stone Craftsman cottage, integral front porch with stone columns, center hip dormer on rear slope (early 20th) (C); (8) gazebo (late 20th c) (NC); (9) frame, 1-story, 2-bay, L-plan cottage, clapboard siding, 2/2 sashes, gable entry hood on Stick-style brackets with added turned posts (early 20th) (C); (10) 1-story, 4-bay frame and rock face block shed with gable roof, overhanging open eaves, diamond shingles in gables (early 20th) (C); (11) frame shed-roof shed (late 20th) (NC); (12) small gable-roofed shed (early-mid 20th) (C); (13) stone and frame gable roof springhouse, diamond shingles in gables, later stone barbecue appended on east end (early 20th) (C).

Contributing

B14/L29

Photo #41 & 42

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- 64** **22 Old Highway 28. (HC Survey # WH-51) Frame, 2-story, 5-bay, gable-roofed, double-pile dwelling (probably built in two parts) with large paired interior gable-end chimneys (brick stacks), 1-story, 1-bay shed-roofed side appendage, and brick, 1-story, shed-roofed rear appendage.**

Style: None

Date: c. late 18th/early 19th century

WH Additional description: Exterior features include overhanging eaves, vinyl siding, 6/6 sash windows with modern louvered shutters, panel and glass front door and gable-front porch with decorative iron supports.

Outbuildings: Frame and brick, 1-story garage (mid 20th) (NC).

Contributing

B17/L17

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Whitehouse Sec7_2-16-10 National Register of Historic Places Documentation for the Whitehouse Mechanicsville Historic District

NARRATIVE DESCRIPTION

Located in northeast Hunterdon County in New Jersey's Piedmont geographical province, the Whitehouse-Mechanicsville Historic District occupies gently rolling land just south of Rockaway Creek, a major Raritan River tributary. The predominately 19th-century linear settlement stretches along Old Route 28 between County Route 523 on the west and Lamington Road on the east, a section of the former New Jersey Turnpike bypassed in the construction of New Jersey State Route 22 in the 1940s. The two adjoining villages consist of a church, two cemeteries, a combination general store and post office, a firehouse and several dozen dwellings, as well as two small modern office buildings. The district is bordered on the south by mid-late 20th century commercial development along Route 22 and the mid/late 20th-century Readington Farms dairy plant abuts it on the west. To the north of the district, which is bordered in part by the Rockaway Creek, there are widely scattered residences surrounded by pastures, open fields and forested areas. East of the district is a modern development of about two dozen houses on large lots.

The Whitehouse-Mechanicsville Historic District encompasses the entire surviving 19th-century village and portions of the land associated with farmsteads integral to the villages, but excludes the adjoining modern commercial cluster and residential development.¹ An inventory of district resources is included in this section, and all resources have been categorized as "contributing" or "non-contributing" to the district's historical significance. Contributing resources consist of 130 buildings, mostly 19th century dwellings and outbuildings; 3 sites, including 2 cemeteries and a mill site; 1 structure, a bridge; and one object, a stone wall. Non-contributing resources include 36 buildings, mostly modern garages and outbuildings, as well as several modern dwellings.

The district is dominated by modestly scaled gable-roofed vernacular buildings of frame construction dating to the 19th century and the early decades of the 20th century, and exhibiting simple stylistic embellishments characteristic of that era. Most have retained their historic form and a fair amount of early detailing, and although many have been refurbished or enlarged, these alterations do not significantly affect the character of the district. There are also a number of more recent buildings, mainly outbuildings such as garages and shed, but also a number of infill houses, which in general are compatible in siting, scale, and form. Buildings within the district, which are predominantly dwellings and their associated outbuildings, are typically closely spaced on small lots and face the road with short setbacks. Behind the dwellings on the north side of Old Route 28 are a number of large, partially wooded parcels - most of which are now owned by Readington Township - that were originally fields associated with several farmhouses within the village, and are now preserved open space. Buildings generally are in good condition and well maintained with only a very few that exhibit neglect; surrounding yards similarly are well groomed, often featuring large trees and mature plantings. In many places, large deciduous trees overhang the street.

District roads follow their original routes, which date to the 18th and early 19th centuries. Old Route 28 and Mill and Lamington Roads all feature one travel lane in each direction, ranging from about twelve

¹ The Whitehouse Tavern, for which the village was named, was located west of the district and disappeared before 1927, probably in connection with a highway intersection improvement project. Highway improvements also destroyed the sites of the Van Horne mill and the first building of the Whitehouse Reformed Church, which were southwest of the district, within the current right of way of New Jersey State Highway Route 22. Still surviving south of the right of way are portions of the first cemetery of the Whitehouse Reformed Church and the adjoining Van Horne homestead.

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feet in width along Old Route 28 and eight feet in width along Mill and Lamington Roads, including shoulders. The width of Old Route 28 is somewhat greater at the west end of the district. School Road is a narrow lane approximately 10 feet wide and has one traffic lane. The paving on all roads in the district is asphalt, and none of the roads have painted center or sidelines. Concrete sidewalks line the north side of Old Route 28 as well as several brief sections along the south side of the street. There are no curbs on Mill, Lamington, or Schoolhouse Roads. The minimal signage in the district consists of standard road identification and traffic control signs. In general, lawns extend to the edge of the shoulder except in several locations along Old Route 28 where there are some sections with concrete curbs. Included within the district is a contributing two-span bridge carrying Mill Road over the Rockaway Creek.

The district's architecture is representative of the rural region's vernacular construction practices and building types. Construction is exclusively frame on stone or masonry foundations and dwellings predominate, including at least one possible early duplex. There are three examples of the traditional 1 ½-story house, known as an East Jersey Cottage, which was common in the region at an early date (site #s 37, 60, 85; photo #s 14, 21, 25). Georgian design influences are evident in a number of 2-story, double-pile dwellings (#s 24, 27, 44, 56, 63, 64; photo #s 9, 20, 22, 36), as well as several side-hall plans of that type (#s 34, & 69; photo #2) that illustrate the Georgian transformation of the type. Well represented in the district are the traditional, 2-story, gable-roofed types with single-pile plans, interior gable-end chimneys and generally regular fenestration patterns of three to five bays. Such houses (the I-type and its center and side-hall plan variants) are ubiquitous in the region's 19th-century housing stock, revealing Delaware Valley cultural influences. Examples include #s 58, 61, 73, 74, 75, 80, 81, 84, and 87 (photo #s 26, 38, 40). Two other significant early buildings in the district, site #s 4 and 50, feature gambrel roofs (photo #s 2, 19), evidence of influence from East Jersey/New York culture regions. One of the most impressive buildings in the district is the converted dwelling at site #56, a blocky form with a low-pitched hip roof, which is a distinctive interpretation from the second quarter of the 19th century of the classic center-hall-plan type in which the more steeply pitched gable and hip roofs common to earlier Georgian examples of the type has been replaced by the attic half-story and low pitched roof introduced locally around this time with the Greek Revival style.

Well represented with the category of popular building types are gable-front buildings such as #s 26, 27, 29, 39, 40, 43, 48, 49 (photo #s 9, 10, 17, 34), which were prevalent in the region during the second half of the 19th century and continuing into the beginning of the 20th century. Examples of L-plan buildings, a popular adaptation of the asymmetrical Italianate villa form that appeared in the mid-19th century, are site #s 31, 89, 95, 96, 97, 98 (photo #s 10, 27, 30). One house evokes on a very small scale the Italianate cubical villa form (site #53; photo #37). At site #101, an interesting transitional house grafts a square form and cross gable roof onto a classic center-hall-plan. Popular forms that appeared at the end of the 19th century are represented in the district by a group of bungalows (site #s 55, 68, 71, 72, 76; photo #s) and two hipped roof examples of the form known as the "American Four-Square" (site #s 66 & 82; photo #23). Also noteworthy within the district, adding to its distinctive character, are the nearly 40 dwellings that retain their open front porches, several of which feature decorative brackets (for example, site #s 1, 40, 63, 83, 91, and 95; photo #s 1, 17, 22, 28, 30).

Many district dwellings exhibit decorative detailing, usually at the front entry or roof eaves, embellishments that was derived from the architectural styles popular in the 19th century. For example, the reeded pilasters and radial muntin fanlight surrounding the entry of #4 (photo #2) are characteristic of the Federal style; and the narrow side lights, built-up box cornice and wide friezes of several houses are typical Greek Revival details (site #s 51, 91; photo #28). Many of the district's houses feature stylistic details that are expressive of Victorian eclecticism and reveal Italianate, Gothic Revival and Queen Anne style influences: 1, 3, 29, 36, 38, 50, 53, 62, 63, 83, 85, 91, 93, 95. Several district houses have front cross gables,

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vergeboards or crossbracing, and/or pointed windows of Gothic Revival derivation (#s 29, 63, 83, & 89, photo #s 10, 22, 26, 27) The vergeboard trim, trefoil window and eared label hood molding of site #36 (photo #s 12) are of particular note. Two steeply pitched dormers of site #85 are also evocative of Gothic Revival (photo #25). The David Sanderson House (site #101) is a large mid-19th century transitional house that exhibits an elegant mixture of Gothic Revival (pointed arch windows) and Italianate (wide bracketed eaves) stylistic features. Queen Anne style influences are relatively few, consisting primarily of embellishments such as decorative siding and turned porch posts, #s 3, 29, 33, 46, 62, 93, and 95 (photo #s 10, 11). The parsonage at site 38 is the district building that is perhaps most elaborately embellished with Queen Anne motifs, including fishscale shingles on the roof and bay windows; however the building is traditional in its symmetrical form (photo #16). Stick style details appear on a carriage house and a small tenant cottage at Site #101. Colonial Revival influences are evident in the wrap-around porch with Tuscan columns added to typically vernacular types, for example at site #s 39, 46, 50, 51, 54, 56, 66, 74 93, 96 and 97 (photo #s10, 19, 20, 23). The house at site #82 is a simply styled Colonial Revival (photo #26). Several good examples of Craftsman inspired bungalows are found within the district (site #s 68, 71, 72, 101; photo #24, 39),

The district also contains a number of institutional and commercial buildings. With its gable-fronted façade, projecting central bay crowned by a belfry, and symmetrical rectangular form and fenestration, the Whitehouse United Methodist Church (site #38, photo #15) conforms to the plan type used for churches and other public buildings in the region that appeared by the late 1700s and remained popular well into the 19th century. Its roots lie in the earlier classically based designs of English architects Christopher Wren and James Gibbs. Built in 1867, the church incorporates Italianate motifs with its hooded round-headed openings and pedimented cornices. Another institutional building is the gable-fronted former Whitehouse schoolhouse (site #17), which has been converted to residential use. The crowned round arch window in the gable and the tall second story are surviving Italianate motifs. The East Whitehouse Fire Department (Site #45, photo #18) is housed in the original Mechanicsville Methodist Episcopal Church building (as the Whitehouse United Methodist Church was originally known), which was moved from its original location adjacent to the Methodist cemetery (site #99). The simple gable-front building was based upon the meetinghouse form and reportedly never had a spire. After moving, the building was converted for use as a blacksmith shop and then in 1940 altered once more for use as the Whitehouse Chemical Fire Company.

Representative of the gable-fronted commercial building type typical in the area's 19th century villages is the Whitehouse General Store and Post Office. Accommodating both residential and commercial uses, (Site #94, photo #29), it is a gable-front frame building with a flat-roofed addition, and retains the traditional retail configuration of a central entry with paired doors flanked by large display windows, which is sheltered by a porch spanning the width of the building. This is presumably the store shown at the east end of the 1928 Sanborn map. The 1873 Beers Atlas does not show a store in the location, although the building is likely one of four depicted on the south side of the road at the east end of Mechanicsville. At the west end of the district is a small commercial building, now housing a flower shop, that was reportedly built as a gas station in the first quarter of the 20th century (site #57). A hip-roofed building with Craftsman influences, the gas station was moved several hundred feet east from its original location around 1941, in connection with the state highway bypass project.

Also of interest are the mostly 19th-century outbuildings associated with the district's dwellings and old farmsteads. Eleven barns (Site #s 15, 25, 27, 33, 36, 46, 52, 61, 75, 98, 101; photo #s 13 & 42) and fourteen wagon houses/carriage houses (Site #s 12, 13, 28, 29, 33, 40, 50, 59, 62, 63, 77, 79, 88, 101; photo #s 8 & 42), all of frame construction, except for a large rockfaced hollow concrete block barn at site #101, and dating from the mid-19th to early 20th century, survive. English barns are a common feature of northwestern New Jersey farmsteads, and the district's collection of barns includes three small examples

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(site #s 27, 75, 98). Among the wagon houses are both gable-fronted examples (site #s 28, 29, 33, 62, and 63), as well as examples with sidewall entries (site #s 40, 50, 77, 79 and 88). A sizable group of early 20th century outbuildings survives at site #101 including a barn of imposing size, a former creamery, and a shed all constructed of rockfaced hollow concrete block, a frame carriage house with Stick-style details in its center gable and a Queen Anne tower, and an early 20th century stone springhouse (or cold house). Other district outbuildings include privies (site #s 40, 53 and 90), sheds, and garages dating to the late 19th and early 20th centuries.

Two cemeteries are included within the district. At the west end of the district is the 1852 Rural Hill Cemetery (site #11; photo #5), which was the cemetery associated with the second location of the Whitehouse Reformed Church.² This sizable cemetery has frontage on Mill Road as well as Old Route 28 where the stone entrance gate is located. The second cemetery is located at the extreme eastern end of the district, adjacent to the original location of the first Mechanicsville Methodist Episcopal Church (site # 99, photo #31). Smaller than the Rural Hill Cemetery but similar in layout, the Methodist Cemetery is enclosed by a metal fence with brick and limestone piers.

Included within the district are two transportation and industrial resources. A pony truss bridge that carries Mill Road over the Rockaway Creek is a Pratt half hip design by an unknown builder dating to around 1905 (site #9, photo #4). Built on a fieldstone foundation, it is one of only a few riveted (rather than pin connected) Pratt half hips and is a good example of this more technologically advanced type. The site of an 18th century mill along the Rockaway Creek includes surviving foundation and millrace features and undoubtedly has further archaeological potential (site #8, photo #3).

In the following inventory, each principal structure and site is identified by a number that locates it on the accompanying district map. All entries are categorized as either “contributing” or “non-contributing” to the significance of the district. All outbuildings included in the inventory are identified as either contributing or non-contributing with the designation (C) or (NC).

² The first Reformed Church building was located southwest of the district next to the original cemetery, which survives in that location and is now owned by the D.A.R.