

Historic Preservation Commission
Monthly Meeting Minutes
January 11, 2022

- **Call to Order**

Pat Fisher-Olsen called the meeting to order at 7:32 pm. She announced that all laws governing the Open Public Meetings Act have been met, and that this meeting had been duly advertised. The meeting was held via Webex.

- **Roll Call**

In attendance were Commissioners Pat Fisher-Olsen, Erin Brennan, Jim Carden, Stephen Nees, and John Woodward. Commissioners Alan Harwick and Chuck Waters, and Alternate Commissioners Dana Maurer and Herb Fischer were absent.

- **Organizational Matters**

1. *Reappointments:* Pat Fisher-Olsen noted that the Township Committee reappointed Commissioners Jim Carden to serve until the end of 2025 and Steve Nees to serve until the end of 2023.

2. *Elections*

- *Chairperson:* Erin Brennan nominated Pat Fisher-Olsen as Chairperson. Jim Carden seconded the nomination. Approved by vote of E. Brennan, J. Carden, S. Nees and , J. Woodward. P. Fisher-Olsen voted no.
- *Vice-Chair:* Pat Fisher-Olsen nominated Alan Harwick as Vice-Chair. Jim Carden seconded the nomination. Approved by vote of P. Fisher-Olsen, E. Brennan, J. Carden, S. Nees and , J. Woodward.
- *Secretary:* John Woodward nominated Erin Brennan as Secretary. Jim Carden seconded the nomination. Approved by vote of P. Fisher-Olsen, E. Brennan, J. Carden, S. Nees and , J. Woodward.

3. *2022 Meeting Schedule:* Chairperson Fisher-Olsen presented the 2022 meeting schedule to the commissioners for their approval. Commissioner Brennan suggested that the January 10, 2023 meeting be added so that a separate announcement would not have to be made.

Motion by Erin Brennan to approve the 2022 Meeting Schedule, as amended. John Woodward seconded the motion. Approved by vote of P. Fisher-Olsen, E. Brennan, J. Carden, S. Nees and , J. Woodward.

- **Historic Preservation Commission Design Reviews**

- *Stanton Historic District*

BL 49 L 4
Stanton Reformed Church
1 Stanton Mountain Road
Lebanon, NJ
Agent: Paul Morris
Review: ADA ramp modification

The application relates to the widening and extension of the ramp to provide enough space for a wheelchair to turn around. The existing railing will be removed and replaced with black round handrails. The commissioners discussed the application.

Motion by Jim Carden to approve the application as submitted. Steve Nees seconded the motion. Approved by vote of P. Fisher-Olsen, E. Brennan, J. Carden, S. Nees and , J. Woodward.

BL 50 L 1
20 Stanton Mountain Road
Lebanon, NJ 08833
Applicant: Corey Mandelberg
Contractor: Momentum Solar, Metuchen, NJ
Architect: Daniel Dunzik, Skillman, NJ
Review: Ground solar Installation

Tabled to the February meeting as no representatives of the applicant were present

- *Whitehouse-Mechanicsville Historic District*

BL 18 L19
58 Old Highway 28
Whitehouse, NJ 08888
Applicant: Ira Sumkin, Justin Sumkin
Architect: Joseph Solfaro
Review: Historic house addition and renovation

The applicant returned to the Commission with revised drawings for a two story addition to the rear of the historic structure. The commissioners reviewed and discussed the revised drawings.

Commissioner Nees noted that drawings did not depict the base molding on the square porch posts as requested by the Commission during the November 9, 2021 meeting. Mr. Solfaro agreed to add the molding.

The commissioners then discussed the applicant's plans for the exterior of the structure. The applicant and the commissioners agreed on CertainTeed Mainstreet vinyl clapboard siding having a 5 inch reveal and wood grain in Cypress.

Chairperson Fisher-Olsen expressed concern about whether the foundation of the proposed rear addition would compromise the stacked stone foundation of the original historic house. She suggested that the stacked stone foundation be reinforced from the interior. Mr. Solfaro agreed to do whatever is needed to the interior to prevent any undermining of the original foundation.

Commissioner Carden asked about the material for the front porch flooring. Mr. Solfaro said that the applicant was considering a tongue in groove flooring. Commissioner Carden suggested that 2 inch slats were more appropriate for the period of the house.

Commissioner Carden then asked about the porch ceiling underneath the overhang. Mr. Solfaro replied that a tongue in groove material would be used here as well.

Commissioner Carden then asked Mr. Solfaro to discuss the proposed rain gutters for the historic house. Mr. Solfaro replied that 5 inch K style gutters with 2 inch leaders would be used.

Motion by Steve Nees to approve the application as submitted, subject to the following:

- Exterior cladding to be CertainTeed Mainstreet vinyl clapboard siding having a 5 inch reveal and wood grain in Cypress;
- Base molding to be added to the porch posts;
- The stacked stone foundation shall be reinforced from the interior where it meets the foundation of the addition;
- Samples of the porch decking and ceiling materials to be provided to the Commission for approval;
- Roof shingles to be Timberline architectural asphalt shingles in Shadow Grey.

Jim Carden seconded the motion. Approved by vote of P. Fisher-Olsen, E. Brennan, J. Carden, S. Nees and , J. Woodward.

- *Plate 14 – Sites of Historic Interest*

BI 46 L 1
602 Main Street
Whitehouse Station, NJ
Property Name: Baker Farmstead

Owner: Olger Castillo
Architect: James Cornejo

The applicant appeared before the Commission with a preliminary design proposal for the renovation of the ca. 1770 Baker Farmstead. The existing structure consists of the original two story 18th century house with two later one story additions on the east side of the house. The applicant proposes to demolish the addition closest to the original structure and replace it with a two story addition, identical to the original structure. The Commissioners discussed the proposal.

Chairperson Fisher-Olsen advised the applicant of the importance of being able to identify the original historic structure among more modern additions. Replacing the 1 story addition with a mirror image of the original structure and adding a center door with sidelights would be inappropriate as it would conceal the original structure. She suggested moving the addition slightly forward or backward to make it apparent that the addition was not part of the original structure.

Commissioner Carden recommended preserving the middle chimney in the original structure as it is essential to the 18th century historic structure.

Mr. Cornejo agreed to return to the Commission with revised drawings.

- **Minutes.** The commissioners reviewed the draft minutes from the December 14, 2021 meeting. Steve Nees moved that the minutes be approved as amended. Jim Carden seconded the motion. All were in favor.
- **Other Business.**
 - *Local Historic District Signs.* Chairperson Fisher-Olsen advised that the Township Committee still has not yet approved the expense. The commissioners then discussed possible sign locations. Commissioner Woodward suggested that the Whitehouse Station sign not be placed at the library as originally proposed as there are already too many signs there. The commissioners agreed to place a sign at the corner of Kline Road and another at the approach to the Rockaway Reformed Church.
- **Adjourn.** John Woodward made a motion to adjourn the meeting. Jim Carden seconded the motion. All were in favor. Meeting was adjourned at 9:10 pm.

Minutes prepared and submitted by Erin Brennan