

Historic Preservation Commission
Meeting Minutes
May 10, 2022

- **Call to Order**

Pat Fisher-Olsen called the meeting to order at 7:34 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, Alan Harwick, Erin Brennan, Jim Carden, Stephen Nees, Chuck Waters, John Woodward and Township Committee Liaison Betty Ann Fort. Alternate Commissioners Dana Maurer and Herb Fischer were absent.

- **Historic Preservation Commission Design Reviews**

- *Whitehouse-Mechanicsville Historic District*

BL 18 L8
52 Old Highway 28
Whitehouse, NJ 08888
Applicant: Adam Perper
Contractor: Sun Power Corporation Systems, Austin TX
Review: Roof Mounted Solar System & Tree Removal

The application relates to (i) the removal of three large trees; (ii) installation of a new roof; and (iii) installation of a new photovoltaic roof mounted solar panel system. The application was tabled to the June meeting because it incomplete. Chairperson Fisher-Olsen advised Mr. Perper to provide (i) information on the tree removal; and (ii) the specifications for the solar system.

BL 13 L25
47 Old Highway 28
Whitehouse, NJ 08888
Applicant: Santiago & Maria Cuellar
Contractor: Electrical Contractor to be determined
Review: Installation of a therapeutic spa

The application relates to the installation of a therapeutic spa at the rear of the property along with the related electrical connections. The commissioners discussed the application.

Motion to approve the application as submitted by Erin Brennan and seconded by Chuck Waters. Motion approved by vote of P. Fisher-Olsen, E. Brennan, J. Carden, S. Nees, Chuck Waters and J. Woodward. Alan Harwick recused himself due to proximity.

- *Stanton Historic District*

BL 50 L41

114 Dreahook Road

Lebanon, NJ 08833

Applicant: The Readington Museums, represented by Margaret Smith

Site Name: Bouman Stickney Farmstead

Architect: Chris Pickell

Review: Replacement of screened porch and porch wood roof

The application relates to the replacement of the screened porch and its wood roof on the west side of the house. The current porch, which was added to the 18th century structure around 1940, has deteriorated and is in danger of collapse. It consists of boxed heart White Oak timbers on a blue stone foundation. The timbers will be replaced in kind. The screening on two sides of the porch will be conventional aluminum screening. The screen door will be kept consistent with the panels. The three 16 light windows on the north side of the porch will be recycled. The roof will be replaced with cedar shakes.

Motion to approve the application as submitted by Steve Nees and seconded by Jim Carden. Motion approved by vote of A. Harwick, E. Brennan, J. Carden, S. Nees, and J. Woodward. P. Fisher-Olsen recused herself because she knows the architect and sits on a board with him.

- *Three Bridges Historic District*

BL 89 L3

24 Broad Street

Three Bridges, NJ 08887

Applicant: Rexhep Leka

Architect: Christopher O. Dougherty, R.A., AIA, LLC

Review: Exterior building changes

The applicant returned to the Commission with revised drawings and material samples. The commissioners further discussed the proposed renovations.

The commissioners agreed that the new mansard roof in GAF Timberline weather wood shingles was acceptable.

The addition of a new sign above the roof was rejected. The commissioners recommended either a standing or hinged sign. The applicant will submit a new application for the sign at a later date.

The front façade will consist of a decorative brown cultured stone base with stucco treatment on the top in a khaki color. The commissioners recommended that the decorative quoins on both ends of the front façade be eliminated.

The commissioners questioned the vertical vinyl siding to be installed on the sides of the building and recommended that horizontal clapboard style vinyl siding be installed instead. Color will be "Khaki".

The four front windows will be replaced by two 9' x 6' fixed glass windows, framed in bronze aluminum. The existing single front door will be replaced by a set of two 8' French doors, also framed in bronze aluminum. A new 6'x6' fixed glass window will be added to the left (North) side of the building.

The kitchen door on the right (South) side of the building will be eliminated. All remaining doors will be raised panel doors with the exception of the two slab doors on the right (South) side of the building.

Motion by Alan Harwick to approve the application as submitted with the following exceptions: (i) all vinyl siding will be horizontal clapboard; and (ii) the signage proposed in the application is rejected. Any signage will require a separate application. Chuck Waters seconded the motion. Motion approved by vote of P. Fisher-Olsen, A. Harwick, E. Brennan, J. Carden, S. Nees, Chuck Waters and J. Woodward.

BL 93 L1.01
14 Case Avenue
Three Bridges, NJ 08887
Applicant: Mary Erin Brennan
Contractor: In Earth Excavating & Contracting, Inc.
Review: Demolition of Garage and Barn

The application relates to the demolition of a one-story two-car garage and a two-story barn on the property. Both structures were built around 1940. The commissioners reviewed the application and the draft demolition documentation.

The commissioners agreed that the demolition documentation was acceptable, provided that (i) all photographs be submitted as glossy 8x10 color photographs and as TIFF files; and (ii) Level III drawings be included with the documentation.

Motion by Jim Carden to approve the application as submitted with the following exceptions: (i) all photographs be submitted as glossy 8x10 color photographs and as TIFF files; and (ii) Level III drawings be included with the documentation. Alan Harwick

seconded the motion. Motion approved by vote of P. Fisher-Olsen, A. Harwick, J. Carden, S. Nees, Chuck Waters and J. Woodward. E. Brennan was recused.

- *Whitehouse Station Historic District*

BL 22 L61
259 Main Street
Whitehouse Station, NJ 08889
Applicant: Two Five Nine Main St LLC
Owner: Brian and Jennifer Tamedl
Architect/Contractor: Joe Newsome of Longo & Associates
Site Name: Voorhees Building
Review: Exterior Renovation

The applicant would like to renovate the exterior of this historic building by removing the composite shingle siding and replacing it with board and batten siding with corner boards and composite corbels at the third story roofline. The commercial façade on the first floor will be painted in a uniform charcoal grey or black. Four windows on the rear of the building will be replaced; three will be replaced with white double-hung windows with no panes to match the windows on the rest of the building. The nonfunctional small window on the rear of the building near the 3rd story roof will be replaced with a vinyl window similar in look and size to what is there now. The rolled roof on the first-floor rear of the building will be replaced with like-kind material. A fire escape will be installed per fire code on the rear exterior building. The exit door to the fire escape will be a metal or fiberglass door with 6-panel glass.

The commissioners pointed out the historical significance of the building and showed the applicant an historic photograph of the building from the late 19th or early 20th century. They asked the applicant to try to restore the building as closely as possible to the original. The commissioners recommended that horizontal siding be used instead of board and batten. They also requested that shutters be added to the third-floor windows, the roof cornice be restored, and the corbels be eliminated.

The commissioners asked the applicant to provide the original color of the building once the composite siding is removed.

Motion by Erin Brennan to approve the application as submitted with the following exceptions: (i) all siding will be horizontal; (ii) shutters will be added to the third-floor windows; (iii) the roof cornice will be restored as shown in the historic photograph and

no additional features (corbels) will be added; (iv) the fire escape proposed in the application is rejected as no drawings/specifications were included. Fire escape plans will be submitted in a separate application. Chuck Waters seconded the motion. Motion approved by vote of P. Fisher-Olsen, A. Harwick, E. Brennan, J. Carden, S. Nees, Chuck Waters and J. Woodward.

BL 42.01 L8.02
602 Main Street
Whitehouse Station, NJ 08889
Architect: James Cornejo
Review: Historic Building Restoration and Addition

Mr. Cornejo returned to the Commission with a revised concept to restore this historically significant farmhouse. Mr. Cornejo proposed to demolish the two later additions. The original 18th-century farmhouse would be restored to its original; a modern glass breezeway would be added to hyphenate the historic structure to the contemporary structure; and a contemporary A-frame structure consisting of two bedrooms over a garage would be added.

The commissioners agreed with Mr. Cornejo's concept and wished his client luck with his proposed purchase of the property.

- **Minutes.** The commissioners reviewed the draft minutes from the April 27, 2022 meeting. Alan Harwick moved that the minutes be approved. John Woodward seconded the motion. All were in favor.
- **Other Business.**
 - *Local Historic District Signs.* Commissioner Woodward reported that he spoke with Corporal Westin of the Township Police regarding the proposed signs. He advised that the Washington Road/Main Street triangle in Whitehouse Station would be suitable for a sign. He further advised that any signs should not impair the lines of vision and that paperwork for the signs would have to be submitted to the Township Clerk.
- **Adjourn.** Erin Brennan made a motion to adjourn the meeting. Alan Harwick seconded the motion. All were in favor. Meeting was adjourned at 10:01 pm.

Minutes prepared and submitted by Erin Brennan