

Historic Preservation Commission  
Township of Readington  
Monthly Meeting Minutes  
November 10, 2016

- Call to Order

Chairperson Pat Fisher-Olsen called the meeting to order at 7:30 pm. She announced that all laws governing the Open Public Meetings Act have been met, and that this meeting had been duly advertised.

- Roll Call

In attendance were Commissioners Pat Fisher-Olsen, Jim Carden, Alan Harwick, Chuck Waters, Herb Fischer and Alternate Commissioner John Woodward.

- Historic Preservation Commission Design Reviews

- Three Bridges Historic District  
BI 89 L 9  
12 Broad Street  
Three Bridges, NJ  
Three Bridges Reformed Church Property  
Applicant: Anthony Katsempris

The application relates to the replacement of the building's siding. The building currently has aluminum siding which the applicant seeks to replace with vinyl. The product is 4.5" Restoration Smooth Wolverine in Colonial White. The applicant will also cover the corners with white vinyl.

Motion was made by Jim Carden to approve the application, and seconded by John Woodward; approved by vote of Alan Harwick, Jim Carden, Chuck Waters, John Woodward, Herb Fischer and Pat Fisher-Olsen.

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- Stanton Historic District  
BI 32 L4  
1 Stanton Mountain Road  
Stanton, NJ  
Stanton Reformed Church  
Applicant: Paul Morris, Contractor

The applicant seeks to install light fixtures to illuminate the bell tower. A single light fixture will be placed on the roof's peak and two behind the steeple on the roof's ridge. The light fixtures will be color-coordinated with two black fixtures being affixed to the roof and one white on the church. The lights will be on a timer to sync with the existing walk lights and light in the bell tower.

Motion was made by Jim Carden, seeking to approve the application as presented; seconded by Chuck Waters. The Motion was approved by vote of Alan Harwick, Jim Carden, John Woodward, Chuck Waters, Herb Fischer and Pat Fisher-Olsen.

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- Whitehouse Station Historic District
  - BI 32 L 1
  - 122 Main Street
  - Whitehouse Station, NJ
  - Applicant: John and Patricia Woodward

John Woodward recused himself from the hearing.

The applicant seeks to replace the existing 5" gutters with 6" white aluminum gutters with perforated gutter guards. The applicant will also replace the existing leaders with new white leaders. The applicant will use screw-in type hangers for the gutter system.

Motion was made by Jim Carden to approve the application as presented, and seconded by Herb Fischer; approved by vote of Alan Harwick, Jim Carden, Herb Fischer, Chuck Waters and Pat Fisher-Olsen. John Woodward – recused.

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- Three Bridges Historic District
  - BI 87 L13
  - 27 Broad Street
  - Three Bridges, NJ
  - Applicant: Robert Williams Contractors

The applicant sought approval of the roof replacement utilizing approved 3-tab shingles.

A motion was made by Jim Carden to accept the roof replacement as made; seconded by Chuck Waters and approved by vote of Alan Harwick, Jim Carden, John Woodward, Chuck Waters, Herb Fischer and Pat Fisher-Olsen.

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- Whitehouse Mechanicsville Historic District
  - BI 14 L29
  - 111 Old Highway 28
  - Whitehouse, NJ
  - Ryland Inn
  - Applicant: Landmark Developers

The applicant seeks to change the roof structure spanning Guesthouse #1 to "The Barns". The original plans had reflected a roof structure which would have joined the two buildings at a cohesive and uniform height. During the course of various changes to the drawings, the roof structure became a flat roof. During the construction phase of the project, it became obvious that this flat roof surface would be inappropriate for the use of the facility. The applicant seeks to raise the roof height to a level which will present a uniform look to the roof designs and incorporate three skylights.

The applicant also sought to preserve the split face stone which is existing, instead of a stucco application to the surface. After discussion, it was agreed that the split face stone was much more in keeping with the historic elements of the structure and that it would not be in keeping with these elements to stucco over the existing split face stone.

The applicant also, during the course of construction of Barn Number One, identified that there would be a need to extend the brick chimney servicing two fireplaces; one inside and one outside on a previously approved patio. This addition would allow the design to keep the historically accurate look of the structure. The applicant described the patio as having bands of concrete with brick fields set in a herringbone pattern. The use of a brick in the chimney would be a cohesive element to the overall design of the structure.

The applicant was seeking approval to update these plans and make the modifications in the field, given the need to address the issues during the course of construction.

Motion was made by Jim Carden to approve the application for the changes to the roof, the split stone face and the addition of the brick chimney. John Woodward seconded the motion; approved by vote of Alan Harwick, John Woodward, Chuck Waters, Herb Fischer, Jim Carden and Pat Fisher-Olsen.

- Minutes

The minutes of the October 11, 2016 meeting were not available and will be addressed in the December meeting.

- Old Business

Pat Fisher Olsen called The Board's attention to an upcoming rally in Flemington to be held on the steps of the old courthouse. The rally addresses the current plans to redevelop downtown Flemington and destroy four historic structures in the process.

- Adjournment

John Woodward made a motion to adjourn the meeting. Chuck Waters seconded the motion. All were in favor. Meeting was adjourned at 8:05 pm.

Minutes recorded and submitted by Alan Harwick.