

## MEETING MINUTES

### REGULAR MEETING OF THE HOPEWELL TOWNSHIP HISTORIC PRESERVATION COMMISSION TUESDAY MARCH 17, 2009

A regular meeting of the Historic Preservation Commission was held at the Hopewell Township Municipal Building auditorium on March 17, 2009 in compliance with the Open Public Meetings Act. Chair Max Hayden called the meeting to order at 7:45pm.

Commission members present: Elizabeth Ackerman, David Blackwell, Max Hayden & Phil Robbins.

Excused: Ms Crabtree, Ms. Kotite & Ms. Lawrence.

Township Administration Representative: Robert Miller, Zoning Office (9:05pm)& Paul P

Recording Secretary: Deborah Rishko

Members of the Public: Richard Brown, Jill Kosek, Mr. McIlhinny & Dick Morgan.

#### **Minutes for Approval**

The minutes of the February meeting were approved with corrections.

**HPC mail** – The Planning Board agenda & minutes.

#### ***Certificate of Appropriateness Preliminary Review***

Ms. Kosek explained that she and her builder and architect were returning with revised plans and a model of the proposed addition to address as many of the HPC's concerns as possible. She stated that the site visit by the HPC members was especially helpful.

Mr. Brown explained that the overall mass of the addition had been addressed by making the connecting segment a one story section and by turning the garage at a 90 degree angle as suggested to keep it away from the existing structure. He said that overall they were able to take 26' off the length of the addition. He added that a fieldstone veneer for some of the sections was being considered, the siding would be cedar clapboard, the roof would be wood shake and that they would be reproducing the relieving window arches. He also mentioned that a retaining wall in front of the connecting segment would be constructed.

Mr. Blackwell stated that grading would certainly be an issue and would have to be discussed with an engineer. He also stated that the location of the proposed addition had been staked off for the site visit and that was comforting to see. He said that the suggestions regarding the gables were taken into account with the new plan and the transition from the old section to the new was handled well. He noted that the stone veneer and relieving arches were acceptable ideas but not necessary.

Mr. Robbins agreed with Mr. Blackwell's assessment and inquired about the type of HVAC that would be used.

Ms. Kosek said it would be geothermal.

Ms. Ackerman warned that geothermal systems require a large mechanical room. She thanked Ms. Kosek and Mr. Brown for incorporating the feedback of the HPC into the revised plan as it now embraces the site, addresses the role of the land and the movement of the sun and prevailing breezes. She stated she would like to see the existing structure

documented more accurately with the chimney masses being identified. She expressed concern over the existence of an old fireplace in relation to one of the staircases. She mentioned the plans for both gable ends to be stone and there was a discussion about the use of stone.

Mr. Hayden stated if stone is used it needs to be done well and he would also like to see the retaining wall less structured, not as high as currently planned and more informal.

Mr. Robbins agreed with Mr. Hayden about the use of stone on the gable ends.

There was a discussion about the lighting in the family room, windows in the laundry room and doorways to the courtyard.

Ms. Ackerman asked about a porch across the back.

Ms. Kosek said it was considered but was not feasible.

The commissioners discussed the old porch on the existing structure.

Ms. Kosek said that it covers a transitional space between the stone section and the white clapboard section.

The commissioners recommended that the old porch be removed. The applicant agreed.

Mr. Blackwell stated that the concerns about the details on the existing house were being raised so that they are considered as part of the construction budget from the outset and so that the existing structure is not forgotten about when the budget is exhausted on the new construction.

The commissioners discussed the roof, windows, floors and condition of mortar on the existing structure. There was a lengthy discussion about recreating the original pent eave which does not presently exist. Ms. Kosek stated she preferred not to replace it.

Mr. Robbins recommended choosing shutters that would be appropriate for a house from that period. He added that since the project would be a lengthy one the decision about the pent roof might be reconsidered.

Mr. Blackwell expressed concern that he would like the review process to be ongoing and not have the COA review until documents for permits are submitted.

Mr. Brown asked if the commissioners agreed to the massing, footprint and general direction of the project.

**Motion:** made by Mr. Blackwell seconded by Mr. Robbins to approve the massing and footprint of the plans for the addition and renovation to the Hunt/Smith/Hill farmhouse.

**Ayes:** Ms. Ackerman, Mr. Blackwell, Mr. Hayden & Mr. Robbins

**Nays:** none

#### ***Woolsey Creek/Rt. 546 Bridge Update***

Mr. Hayden stated that he and Mr. Pogorzelski met with County representatives regarding the plans for the bridge and the outcome was that the bridge will be widened but the old bridge abutment that was a concern for the HPC will not be touched.

#### **Township Historic Properties Committee:**

Mr. Hayden stated he will follow up with Mr. Pogorzelski on the deed restriction for the Marshall's corner Schoolhouse. Mr. Miller said that he will follow up on the Else barn repair.

#### **County Historic Properties Committee:**

The commissioners discussed getting an update on the Hunt house renovation.

#### **Landmarks Designation Committee:**

A site visit to the Cornelius Larison house and Moore farmhouse was planned for early April. Mr. Miller stated he would reach out to Ms. Niederer regarding providing a

history of the Twin Pines airport to be showcased in some way at the site. A visit to the Hart/Hoch house was discussed for some time in the future. The commissioners discussed the John Hart house on Curlis Avenue that is currently for sale and that they would wait until a sale is final to pursue designation. The Farley house at block 60 lot 6 on Kuser Mountain was added to the list.

**Community Outreach/ Public Relations:**

Ms. Ackerman reported that she and Mr. Blackwell will be beginning the process of recording the oral histories. Mr. Hayden introduced the idea of slideshows to be held at the high school once a week during the month of May to promote Historic Preservation Month. He also noted that Ms. Kotite is looking into new signage for the gateways to the township and that there will be a live broadcast from the Enos Titus house on Thursday March 19<sup>th</sup> on WZBN at 10:30am.

**Survey & Planning:**

No comment on the application for block 48.02 lot 1 C002.

**Old Business:**

Mr. Hayden said he would submit the application for the Spirit of the Jerseys fair by the March 27<sup>th</sup> deadline.

At 10:25pm there being no further business the meeting was adjourned.