

MILLSTONE TOWNSHIP HISTORIC PRESERVATION COMMISSION
ZOOM MEETING
7:30
March 17, 2022
Meeting Minutes

CALL TO ORDER

- This meeting was called to order by Chair Butch at 7:41 PM

ROLL CALL

- Attendees: Commissioner Ragosa, Commissioner Butch, Commissioner Onitiri, Commissioner Blackwell, Commissioner Conoscenti
- Absent: Commissioner Kelty, Commissioner Costagliola, Commissioner Carr,
- Guest in Attendance: Doreen Polhemus; Township Historian, Mark Blackwell, Barton Ross

NEW BUSINESS: Understanding Historic Preservation Standards in NJ Presentation

1. Presentation given by Barton Ross, a historic architect from Barton Ross & Partners LLC
2. Duties of Historic Preservation Commission (N.J.S.A. 40:55 D-109)
 - a. Prepare survey of historic sites
 - b. Make recommendations to the Planning Board on inclusion of Master Plan elements
 - c. Advise Planning Board and Zoning Board of Adjustment on development applications involving historic sites or districts listed in historic preservation element of Master Plan
 - d. Provide written reports to the Administrative (Construction) Officer or Planning Board regarding permit applications
 - e. Perform such advisory, educational, and other informational functions as will promote historic preservation
 - i. This will be the focus of tonight's meeting
3. Documents for Historic Preservation Success in NJ for Historic Commissions
 - a. Architectural Survey
 - i. Always need to conduct architectural surveys to see what in the town has some significance
 - b. Historic Preservation Element of the Master Plan
 - i. Not required but encouraged
 - c. Municipal Ordinance

- i. Legal basis for commission to meet
 - d. Design Guidelines
 - i. What are we following, what are we want other applicants to follow
- 4. What is significant according to the National Register? (477- Aspects of Integrity)
 - a. Read National Register Bulletin 15 to see what can be considered historic
 - i. Commissioner Ragosa has attached the Bulletin in email
- 5. Secretary of Interior's Standards for Rehabilitation
 - a. Preservation- ongoing maintenance and repair of historic materials and features
 - i. Greatest containment of original historic fabric
 - b. Rehabilitation- returning property to useful condition while repairing and retaining those elements which are significant, making necessary upgrades in order to function in the contemporary
 - i. Buildings need to function
 - c. Restoration- return building to an appearance to a particular moment in time
 - d. Reconstruction- act of depicting new construction with new materials on its historic sites from a particular point in time
- 6. 10 Standards that Secretary of Interior uses
 - a. Find a Compatible use
 - b. Preserve a historic character
 - c. Don't create a false sense of history
 - d. Preserve additions that have gained significance
 - e. Preserve distinctive features
 - f. Repair rather than replace. Match closely if repair is not possible
 - g. Do not cause damage to historic building materials
 - i. The surface cleaning of structures shall be undertaken using the gent
 - h. Protect significant archaeological resources
 - i. Ensure that additions are compatible
 - j. Ensure that additions are reversible
- 7. Appropriate Building Materials
 - a. Historic Roof Underlayment
 - i. Before 1870s: Spaced purlins
 - ii. 1880-WWII: Solid decking
 - iii. WWII-present: plywood
 - b. Roofs
 - i. Slate roofs: very heavy and expensive
 - 1. Slate will last at least 100 years

- 2. Can see if we can get a grant for slate
 - ii. Asphalt Shingle: cheaper
 - 1. can use premium shingle to resemble slate
 - iii. French Interlocking tiles: can find exact color and match because they still make them
 - 1. Very long lasting
- c. Gutters
 - i. Round or hanging gutters
 - 1. Can get cover on top of gutter to keep leaves and animals away
 - a. Need to be at least 1 inch bigger to cover
 - ii. Yankee gutters: Victorian homes
 - iii. Perimeter gutters: Before 1880 made with oyster or brick
 - iv. No exposed gutter straps: need to be under the roof shingles
 - v. Gutters need to be cleaned
- d. Exterior Siding
 - i. Wood Exterior: always in fashion, sustainable
 - 1. Easy to replace or repair because you can use scarf joints or just use epoxy and wood putty
 - ii. Masonry facades: use lime mortar rather than portland cement
 - 1. No control joints in historic buildings
 - 2. Use hand tools, paint samples, mortar analysis
 - a. NO SAWS
- e. Porches
 - i. Don't want to remove railings because then you'll need to bring it up to code
 - 1. Keep what is there and repair it
 - ii. HP&G: Fiberglass
 - 1. It has a structural ability
 - 2. Feel painted with flat paint will make it look like a wood column
- f. Doors and Windows
 - i. Authentic/True Divided Lite: traditionally used
 - ii. Simulated Divided Lite with Spacer Bar: now used in historic districts
 - iii. Indow windows: use instead of bulky storm windows to protect single pane glazing
 - 1. Custom inserts that can be double hung
 - a. Great for stained glass windows
- g. Fencing and Landscape Considerations
 - i. Split rail, metal, decorative aluminum, any type of wood: can do any of these for fencing

- h. NJ Uniform Construction Code: Rehabilitation Subcode and Barrier Free Access
 - i. Used to allow current restrictions to be waived in order to protect the historic integrity of the home
 - 1. Like elevators, higher railings
- 8. 4 circumstances, according to National Park Services warrant the substitution of original materials
 - i. Unavailability of historic materials
 - ii. Unavailability of skilled craftsmen
 - iii. Inherent flaws in original materials
 - iv. Code required changes
 - v. Alternative siding materials: always use smooth siding never grainy when substituting concrete
 - vi. Field applied paint and real mitered corners can help for substitution
- 9. Certified local government grants that we can apply for in order to get funding for the surveys, ordinance, as well as other things
- 10. Big companies, like food companies, will give you funding if what we are working on aligns with their focus

QUESTIONS

- 1. TBH- Siding
 - a. What is the best option to match existing slate roof and porch roof and don't have money to put real slate? What would be our choices?
 - i. Flat seam metal- use copper and premium metal and when something is flat you can't use shingle
 - b. What color for a porch roof for TBH?
 - i. We should do a metal roof that should be dark gray to match the slate of the existing roof
 - c. What to do about siding?
 - 1. Take siding off and repair the wood underneath
 - 2. Remember to use epoxy, putty...etc
 - 3. Need a lead contractor that had a lead license through the state to do the work
 - 4. Cannot use hardie because it will disqualify us from National Registry
 - d. What color for the siding?
 - i. Can do paint analysis to see what original color of the house was
 - ii. Premium blue ribbon red cedar for siding
 - iii. Sherman Williams makes great oil primer that we should use

- iv. Benjamin Moore for the historic paint colors
 - 1. Finish paint with satin finish and trim use semi gloss
 - 2. use multiple layers of paint because it will make it last longer
11. TBH- Interior with Kitchen Fireplace
- a. Do we need a liner for the fireplace?
 - i. Put the bladder down the whole chimney and pour concrete around the bladder to lock all inside the brick. Then pull bladder out that will protect everything
 - 1. Around \$60,000-90,000
 - ii. Have Barton Ross send us pictures of what to do for fireplace
 - b. Mark at Chimney Savers might be able to fix beehive oven
 - c. Will the State prioritize the fireplace?
 - i. State and National can open up a grant for us
12. TBH- 1900 Windmill
- a. Can we put up this without permits or other ways around it?
 - i. Definitely need to get it up first and that is why the permits. Then after that we can focus on the motor
 - b. Who can put this back up for us?
 - i. Mr. Ross will search for engineers to help us with these projects
 - c. How can we find grant money for this project?
 - i. Need to look
 - ii. Reach out to historic living farms to see what grants they applied to
13. TBH- Equipment Shed
- a. Who can create plans for us to have this project approved and how?
 - i. Need to write another grant
 - ii. About a few thousand dollars to draw up an agriculture plan for this shed
14. CCC- 1 Room Schoolhouse
- a. If we cannot afford certain exterior items, what can we use as an alternative?
 - i. If not historic, we can use modern 2x4 to reconstruct building
 - ii. Use metal or asphalt roof to most replicate the appearance
 - iii. Use smooth hardie siding or L piece siding because it is perfect alternative to wood
 - iv. Try to salvage and reuse original pieces
 - b. In regards to hardie boards, there are a lot of different grains. Is that true?
 - i. Make sure it is smooth and clabber appearance
 - ii. Either 5 or 6 inches
 - c. Do we need to do hand painting or can we do factory painting?

- i. From experience, factory finishes will not last as long as we think
- ii. With factory finish, it will need to be smooth finish and will last only 15-20 years

15. CCC- Bike Rest Stop

- a. What to do for a sign in the shed roof?
 - i. Mr. Ross will send information for his sign guy

16. CCC- Outhouse

- a. Use Azak and paint it to protect piece that is laying on the ground
- b. Need to keep moisture and wood separate in order to preserve it longer

17. Church- Steeple

- a. Where does Indo Windows go?
 - i. Will not protect stain glass
 - ii. For single pain glass to be more energy efficient
- b. How to protect/repair stained glass windows? Does Mr. Ross know a tradesman to do this?
 - i. Want double insulated glass with sound protection
 - ii. Better to do interior storm windows
 - 1. Can use this for the schoolhouses as well
 - iii. Mr. Ross will send us the information on the tradesmen he knows
- c. References for people to repair bells?
 - i. Mr. Ross will see if he knows anyone
- d. When we fix siding on a steeple, should we put cedar back on?
 - i. Western red cedar shingles or Alaskan cedar
 - 1. Alaskan cedar will last longer
 - ii. If do shingles, we should specify that it should be triple or quadruple layered to last longer

18. 4 Room Schoolhouse

- a. Do you put a preservative on the siding? Do you treat the cedar?
 - i. Can only extend the life of this siding for about 10 years
 - ii. Gently power washing shingles
 - iii. Use Arsenic spray to put on siding to get growth to go away
 - iv. Can also paint it to extend the life
 - v. After it is treated, nails should be pulled and then put them back in to help it
 - vi. Look at difference between cost of labor to replace and cost to fix it

MOTION TO ADJOURN

- Having no further business, Commissioner Ragosa moved to adjourn at 9:33 PM. Commissioner Butch second that motion in which the meeting was concluded.

NEXT MEETING

- April 21 at 7:30pm

Meeting Minutes taken by Historic Preservation Commission's Secretary, Grace A. Ragosa