

## **Minutes of the Historic Preservation Commission Meeting on September 16, 2020**

**Call to Order:** This meeting, held in conformance with the Open Public Meetings Act, was called to order by Don Eckel at 7:01 pm. It was held virtually.

### **Don Eckel read the following statement:**

N.J.S.A. 10:4-8(b) authorizes municipalities to conduct public meetings through use of streaming services and other online meeting platforms. Recently adopted P.L. 2020, c. 11 amends OPMA to clarify that in times of emergency public bodies may vote, accept public comment, and cause a meeting to be open to the public via electronic means.

The Borough of Flemington is using GotoMeeting.

We will address all questions and general comments of any members of the public after the regular business has been conducted.

We will moderate questions and comments on. Please use the chat feature to indicate that you wish to be recognized for a comment. You can also type in questions. You **MUST** provide your name and address to be recognized for comment. If you have dialed into the meeting, the moderator will request comments from telephone participants separately.

We ask that you keep your device muted until called upon. The meeting's moderator may also mute participants.

### **Flag Salute**

**Roll Call:** Don Eckel, Emily Kelchen, and Jennifer Williford were present. Richard Giffen was absent. Councilwoman Kim Tilly and John D. S. Hatch were also in attendance.

### **1. Approval of Meeting Minutes**

A. August 19, 2020 - Jennifer Williford moved to approve the minutes. Emily seconded the motion, which passed 3-0.

### **2. Applications**

A. 2020-10, 15 East Main Street, James Muller and Sarah Madovoy

The application and HPC resolution are attached.

Emily Kelchen moved to approve the work as described. Jennifer Williford seconded the motion, which passed 3-0.

**B. 2020-11, 60 Broad Street, Jamie and Sean Wright**

The application and HPC resolution are attached.

Emily Kelchen moved to approve the application as presented. Jennifer Williford seconded the motion, which passed 3-0.

**C. 2020-12, 170 Main Street, Flemington Baptist Church**

The application and HPC resolution are attached.

Jennifer Williford moved to approve the application as presented. Emily Kelchen seconded the motion, which passed 3-0.

### **3. Reports**

**A. Council**

- Councilwoman Tilly provided an update on the HPC budget, and the Borough website.

**B. Treasurer - No report.**

### **4. Public Outreach**

**A. Communication Report**

- Emily Kelchen has transferred administrative control of the HPC Facebook page to Jennifer Williford.

**B. 2021 postcard**

- Jennifer Williford moved to spend \$350 on photo services from Dave Norton/Meet the Nortons to create another old/new split photo featuring a residential property on Bonnell. Emily Kelchen seconded the motion which passed 3-0.
- <https://hunterdonhistory.pastperfectonline.com/photo/CCAD9C14-F9B8-486-B25B-357739508301>

### **5. Projects**

**A. Historic District Guidelines**

- Emily Kelchen and Richard Giffen are working on an analysis of the existing guidelines. They will consult with John Hatch.

B. Certified Local Government

- Richard Giffen and Don Eckel are working on this project.

C. Borough Website

- The Borough is waiting to hear back on a grant that would fund updates.

**6. Chair Items**

A. Wendy Orr was appointed as a member of the Historic Preservation Commission on August 21, 2020.

B. Historic District Map - HPC discussed the approval process.

C. HPC Voicemail Box

**7. Public Comment - None**

**8. Adjournment**

A. The next HPC meeting is scheduled for October 21, 2020.

Jennifer Williford moved to adjourn the meeting at 8:26 pm. Emily Kelchen seconded the motion, which passed unanimously.

Respectfully submitted,

Emily S. Kelchen, HPC Secretary



# Flemington Historic Preservation Commission

"Preserving the Past for the Future"

## APPLICATION FOR REVIEW OF PROPOSED WORK

Application #: \_\_\_\_\_ Review Date: 9-16-20

### Contact Information

|             | Property Owner                              | Contractor (if applicable)                 | Architect (if applicable)                     |
|-------------|---|--|---|
|             |   | Ameri-we-can<br>roofing & siding           | Carpenter<br>Brackett Construction<br>Company |
| Name        | James Muller<br>Sarah Madovoy               | James Novak                                | Mike Brackett                                 |
| Address     | 15 East Main Street<br>Flemington, NJ 08822 | 1287 Lower Ferry Rd.<br>Ewing Township, NJ | 140 Evans Drive<br>Manville, NJ 08835         |
| Phone (day) | 908-217-6927                                | 1-800-283-6350                             | 908-229-4554<br>908-359-0161                  |
| (evening)   | 908-217-6927                                | 609-947-3900 (cell)                        |   |
| Fax         |   | 609-333-2497                               | 908-359-1444                                  |
| Email       | stretchywaternut<br>@yahoo.com              |  |   |
| Website     |   | www.ameriwe-can.com                        | www.brackett-construction.com                 |

### Location of Property

Block: 8 Lot: 8

Historic Designation (check one): ☐ Significant ☒ Contributing ☐ Contemporary ☐ Encroaching

Street Address (if different from above): \_\_\_\_\_

Type of Structure ☐ Commercial ☒ Residential

Is Property Owner Occupied? ☒ Yes ☐ No

### Outline of Proposed Modification/Improvement

Please check all that apply:

|  |   |
|--|---|
| <input type="checkbox"/> Doors visible from a public way | <input checked="" type="checkbox"/> Porch - Roof, Gutters, Downspouts             |
| <input type="checkbox"/> Exterior Color change           | <input checked="" type="checkbox"/> Porch - Trim, Detailing and Flooring railings |
| <input type="checkbox"/> Exterior Siding                 | <input checked="" type="checkbox"/> Roof, gutters and downspouts                  |
| <input checked="" type="checkbox"/> Exterior Trim        | <input type="checkbox"/> Shutters   |
| <input type="checkbox"/> Fencing and/or walls            | <input type="checkbox"/> Signs  |
| <input type="checkbox"/> Landscaping                     | <input type="checkbox"/> Windows and Doors Not Visible from a Public Way          |
| <input type="checkbox"/> Lighting                        | <input type="checkbox"/> Windows visible from a public way                        |
| <input type="checkbox"/> New Addition                    |   |

# APPLICATION FOR REVIEW OF PROPOSED WORK

Application #: \_\_\_\_\_ Review Date: 9-16-20

**Detailed Work Description of Each Modification or Improvement (checked above):**  
(add additional sheets as required)

roof replacement - direct replacement of total roof including porch roof with the same materials (asphalt shingle → main, rolled roof → back) and in the same color for the shingles. Rolled roof will be white.

rotted or damaged materials will be replaced in kind as found (example: Soffits)

rotted porch railings will also be replaced in kind

gutters and downspouts will be changed out in kind for new

# APPLICATION FOR REVIEW OF PROPOSED WORK

Application #: \_\_\_\_\_ Review Date: 9-16-20

## Photos and Relevant Drawings

Property Owner: James Muller/Sarah Madovoy Block: 8 Lot: 8  
Street Address: 15 East Main Street, Flemington, NJ 08822

Attach below and on separate pages or in a separate file relevant photos and drawings showing the existing conditions of the property and proposed plans, elevations, renderings, material samples, and color as necessary to convey the intended scope of work. Include photographs of the overall view of the property as well as details of the proposed work area so that the Commission members have a full sense of the existing condition of the property.

PHOTOGRAPHS: (check and include those applicable)

- ☒ Overall view of property from streets \_\_\_\_\_ overall views of building
- ☒ Existing details of property to be altered by work
- ☐ Other (Identify) \_\_\_\_\_

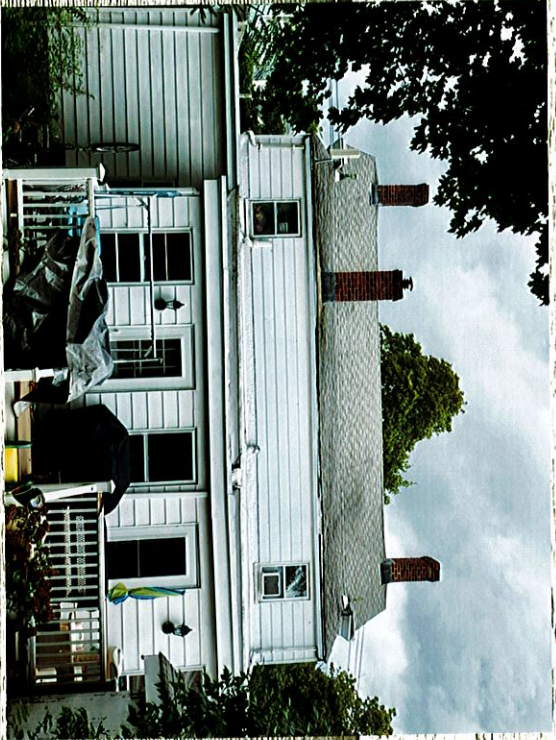
Please check each item as completed and sign below:

- ☒ Complete application
- ☒ Include photos
- ☐ Include drawings
- ☒ Schedule Review - spoke to Kim Tilly on phone to arrange for review on September 16, 2020, 7pm

I certify that the information contained within this application is complete and correct to the best of my knowledge.

[Signature] Date: 9/16/20  
(Property Owner - Signature)









BOROUGH OF FLEMINGTON  
Historic Preservation Commission  
38 Park Avenue, Flemington, NJ 08822

9/16/2020

To: James Muller and Sarah Madovoy

Re: Contributing property located at:

15 East Main Street  
Flemington, NJ 08822

On September 16th, 2020, the Commission reviewed your application and heard your testimony regarding your proposal. The commission has approved your application as per the following resolution.

*Approve with the following modification, half round gutters and round downspouts to be used on the front porch in place of existing K type gutters.*

Regards,

Historic Preservation Commission

CC Planning Board (email)  
Jeff Klein (email)

The above resolution was approved at a regular meeting of the Flemington Historic Preservation Commission in compliance with the Historic Preservation Ordinance of Flemington Borough, Section 1631 of the Borough's Land-Use Ordinance. This document represents the Commission's decision regarding the proposed changes to the exterior of the designated structure within the Borough of Flemington's Historic District. Copies of this letter will be provided to the Building Inspector for enforcement. The applicant understands that the terms of this resolution must be implemented unless appealed within 45 days to the Planning Board.





# Flemington Historic Preservation Commission

"Preserving the Past for the Future"

## APPLICATION FOR REVIEW OF PROPOSED WORK

Application #: \_\_\_\_\_ Review Date: \_\_\_\_\_

### Contact Information

|             | Property Owner | Contractor (if applicable) | Architect (if applicable) |
|-------------|----------------|----------------------------|---------------------------|
| Name        |                |                            |                           |
| Address     |                |                            |                           |
|             |                |                            |                           |
| Phone (day) |                |                            |                           |
| (evening)   |                |                            |                           |
| Fax         |                |                            |                           |
| Email       |                |                            |                           |
| Website     |                |                            |                           |

### Location of Property

Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Historic Designation (check one): ☐ Significant ☐ Contributing ☐ Contemporary ☐ Encroaching

Street Address (if different from above): \_\_\_\_\_

Type of Structure ☐ Commercial ☐ Residential

Is Property Owner Occupied? ☐ Yes ☐ No

### Outline of Proposed Modification/Improvement

Please check all that apply:

|  |  |
|--|--|
| <input type="checkbox"/> Doors visible from a public way | <input type="checkbox"/> Porch - Roof, Gutters, Downspouts               |
| <input type="checkbox"/> Exterior Color change           | <input type="checkbox"/> Porch - Trim, Detailing and Flooring            |
| <input type="checkbox"/> Exterior Siding                 | <input type="checkbox"/> Roof, gutters and downspouts                    |
| <input type="checkbox"/> Exterior Trim                   | <input type="checkbox"/> Shutters  |
| <input type="checkbox"/> Fencing and /or walls           | <input type="checkbox"/> Signs   |
| <input type="checkbox"/> Landscaping                     | <input type="checkbox"/> Windows and Doors Not Visible from a Public Way |
| <input type="checkbox"/> Lighting                        | <input type="checkbox"/> Windows visible from a public way               |
| <input type="checkbox"/> New Addition                    |  |

## APPLICATION FOR REVIEW OF PROPOSED WORK

Application #: \_\_\_\_\_ Review Date: \_\_\_\_\_

**Detailed Work Description of Each Modification or Improvement (checked above):**

(add additional sheets as required)

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

# APPLICATION FOR REVIEW OF PROPOSED WORK

Application #: \_\_\_\_\_ Review Date: \_\_\_\_\_

## Photos and Relevant Drawings

Property Owner: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

Street Address: \_\_\_\_\_

Attach below and on separate pages or in a separate file relevant photos and drawings showing the existing conditions of the property and proposed plans, elevations, renderings, material samples, and color as necessary to convey the intended scope of work. Include photographs of the overall view of the property as well as details of the proposed work area so that the Commission members have a full sense of the existing condition of the property.

PHOTOGRAPHS: (check and include those applicable)

\_\_\_ Overall view of property from streets \_\_\_ overall views of building

\_\_\_ Existing details of property to be altered by work

\_\_\_ Other (Identify) \_\_\_\_\_

**Please check each item as completed and sign below:**

- ☐ Complete application
- ☐ Include photos
- ☐ Include drawings
- ☐ Schedule Review

I certify that the information contained within this application is complete and correct to the best of my knowledge.

\_\_\_\_\_  
(Property Owner - Signature) Date: \_\_\_\_\_



60 Broad Street, Photos & Colors



## Sleeper's Entry: body

### #d2ba99 Hex Color Code

Exact Matching Paints:

- Albany Paint Buckwheat
- California Paints Sleeper's Entry



The hexadecimal color code **#d2ba99** is a medium light shade of **brown**. In the RGB color model **#d2ba99** is comprised of 82.35% red, 72.94% green and 60% blue. In the HSL color space **#d2ba99** has a hue of 35° (degrees), 39% saturation and 71% lightness. This color has an approximate wavelength of 579.09 nm.

## Stickley Straw: trim, bargeboard, shutters, porch columns, porch spindles and railing

### California Paints Stickley Straw / #e9d2af Hex Color Code



The hexadecimal color code **#e9d2af** is a light shade of **brown**. In the RGB color model **#e9d2af** is comprised of 91.37% red, 82.35% green and 68.63% blue. In the HSL color space **#e9d2af** has a hue of 36° (degrees), 57% saturation and 80% lightness. This color has an approximate wavelength of 578.34 nm.

## Britches: window sashes, storm door, decorative door casing

### California Paints Britches / #9c8f70 Hex Color Code



The hexadecimal color code **#9c8f70** is a shade of **yellow**. In the RGB color model **#9c8f70** is comprised of 61.18% red, 56.08% green and 43.92% blue. In the HSL color space **#9c8f70** has a hue of 42° (degrees), 18% saturation and 53% lightness. This color has an approximate wavelength of 576.02 nm.

---

## Relative White: front door



The hexadecimal color code **#f1ebdb** is a very light shade of **yellow**. In the RGB color model **#f1ebdb** is comprised of 94.51% red, 92.16% green and 85.88% blue. In the HSL color space **#f1ebdb** has a hue of 44° (degrees), 44% saturation and 90% lightness. This color has an approximate wavelength of 574.94 nm.

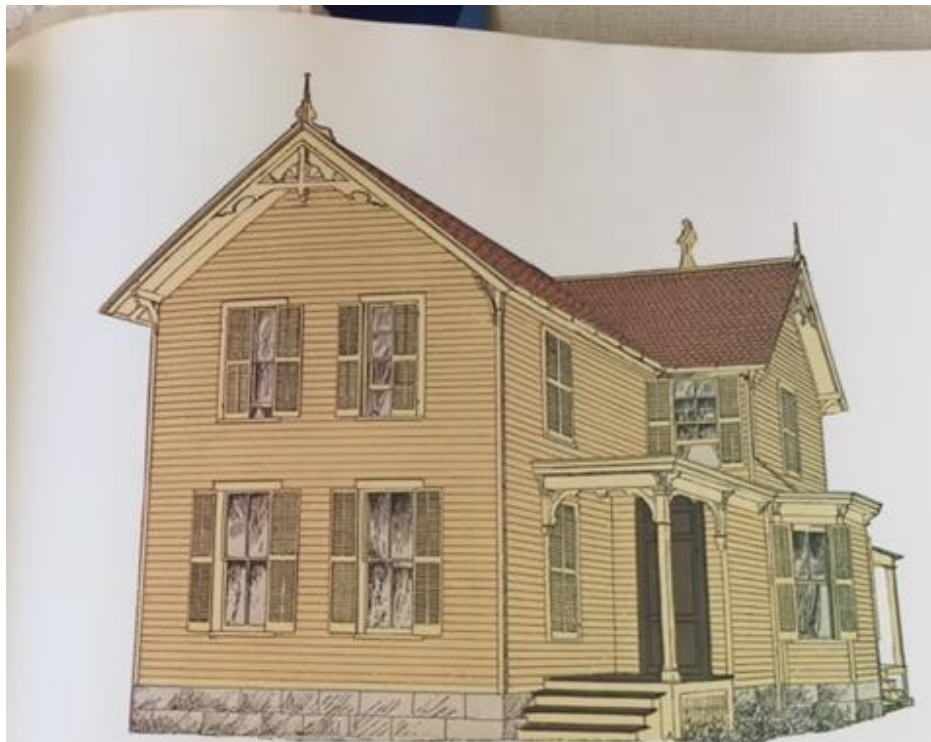


PLATE 18 The suggested color scheme for this "plain, comfortable village residence" illustrates that late nineteenth-century houses need not always be painted in dark colors. Comparison with the "Heritage Colors" sample card supplied with this book will show that the body color, Rookwood Antique Gold ("one of the tints which the ladies call 'perfectly lovely'"), and the trim color, Renwick Gold ("a beautiful light buff, much used"), are somewhat darker than the printed plate suggests. Only the front door, porch, and step treads are shown painted a dark reddish brown. Normally the dark brown would also appear on the sash and the body color would be used on the brackets and decorative work in the gables. (Sherwin-Williams, *Color Applied to Architecture*, 1888)



60 Broad, historic photo



60 Broad, historic photo





BOROUGH OF FLEMINGTON  
Historic Preservation Commission  
38 Park Avenue, Flemington, NJ 08822

9/16/2020

To: Jamie (Berg) Wright & Sean Wright

Re: Contributing property located at:

Flemington, NJ 08822

On September 16th, 2020, the Commission reviewed your application and heard your testimony regarding your proposal. The commission has approved your application as per the following resolution.

*Approve as submitted.*

Regards,

Historic Preservation Commission

CC Planning Board (email)  
Jeff Klein (email)

The above resolution was approved at a regular meeting of the Flemington Historic Preservation Commission in compliance with the Historic Preservation Ordinance of Flemington Borough, Section 1631 of the Borough's Land-Use Ordinance. This document represents the Commission's decision regarding the proposed changes to the exterior of the designated structure within the Borough of Flemington's Historic District. Copies of this letter will be provided to the Building Inspector for enforcement. The applicant understands that the terms of this resolution must be implemented unless appealed within 45 days to the Planning Board.





# Flemington Historic Preservation Commission

"Preserving the Past for the Future"

## APPLICATION FOR REVIEW OF PROPOSED WORK

Application #: \_\_\_\_\_ Review Date: \_\_\_\_\_

### Contact Information

|             | Property Owner                      | Contractor (if applicable)            | Architect (if applicable) |
|-------------|-------------------------------------|---------------------------------------|---------------------------|
| Name        | Flemington Baptist Church           | Strober-Wright Roofing, Inc.          |                           |
| Address     | 170 main St.<br>Flemington NJ 08822 | 1432 Rte 179<br>Lambertville NJ 08530 |                           |
| Phone (day) | 908-782-3721                        | 609-397-1900                          |                           |
| (evening)   |                                     |                                       |                           |
| Fax         | 908-782-4247                        | 609-397-1916                          |                           |
| Email       |                                     |                                       |                           |
| Website     |                                     |                                       |                           |

Block: 38 Lot: 10 Location of Property

Historic Designation (check one): ☐ Significant ☒ Contributing ☐ Contemporary ☐ Encroaching

Street Address (if different from above): \_\_\_\_\_

Type of Structure ☐ Commercial ☐ Residential ☒ Church

Is Property Owner Occupied? ☒ Yes ☐ No

### Outline of Proposed Modification/Improvement

Please check all that apply:

|  |  |
|--|--|
| <input type="checkbox"/> Doors visible from a public way | <input type="checkbox"/> Porch - Roof, Gutters, Downspouts               |
| <input type="checkbox"/> Exterior Color change           | <input type="checkbox"/> Porch - Trim, Detailing and Flooring            |
| <input type="checkbox"/> Exterior Siding                 | <input checked="" type="checkbox"/> Roof, gutters and downspouts         |
| <input type="checkbox"/> Exterior Trim                   | <input type="checkbox"/> Shutters  |
| <input type="checkbox"/> Fencing and/or walls            | <input type="checkbox"/> Signs   |
| <input type="checkbox"/> Landscaping                     | <input type="checkbox"/> Windows and Doors Not Visible from a Public Way |
| <input type="checkbox"/> Lighting                        | <input type="checkbox"/> Windows visible from a public way               |
| <input type="checkbox"/> New Addition                    |  |

# APPLICATION FOR REVIEW OF PROPOSED WORK

Application #: \_\_\_\_\_ Review Date: \_\_\_\_\_

Detailed Work Description of Each Modification or Improvement (checked above):  
(add additional sheets as required)

Replacement of building roof

See attached from Strober-Wright  
Roofing, Inc.

Color of shingles will be as  
close to present color as possible

Attachment:

Our proposal and scope of work is as follows:

To remove all roofing off and away from premises; supply and install ice and water shield at all gutter edges and flashings, synthetic felt in field of roof, followed by GAF Timberline HDZ shingles over existing deck. Complete with all new metal flashings and edgings.

At all concrete gutters we would power wash, prime and install a three (3) part polyurethane coating system to preserve and waterproof all internal concrete gutters. This would also include new copper drainage tubes through gutters. Areas broken down as follows:

# APPLICATION FOR REVIEW OF PROPOSED WORK

Application #: \_\_\_\_\_ Review Date: \_\_\_\_\_

## Photos and Relevant Drawings

Property Owner: Flemington Baptist Block: 38 Lot: 10  
Street Address: 170 Main St. Church  
Flemington, NJ 08822

Attach below and on separate pages or in a separate file relevant photos and drawings showing the existing conditions of the property and proposed plans, elevations, renderings, material samples, and color as necessary to convey the intended scope of work. Include photographs of the overall view of the property as well as details of the proposed work area so that the Commission members have a full sense of the existing condition of the property.

PHOTOGRAPHS: (check and include those applicable)

- ☐ Overall view of property from streets \_\_\_\_\_ overall views of building
- ☐ Existing details of property to be altered by work
- ☐ Other (Identify) \_\_\_\_\_

Please check each item as completed and sign below:

- ☒ Complete application
- ☐ Include photos
- ☐ Include drawings
- ☐ Schedule Review

I certify that the information contained within this application is complete and correct to the best of my knowledge.

Lois K. Stewart  
member, Flemington Baptist Date: 8-31-2020  
(Property Owner - Signature) Church Trustees  
Commission





BOROUGH OF FLEMINGTON  
Historic Preservation Commission  
38 Park Avenue, Flemington, NJ 08822

9/16/2020

To: Flemington Baptist Church Trustee Commission

Re: Contributing property located at:

170 Main Street  
Flemington, NJ 08822

On September 16th, 2020, the Commission reviewed your application. The commission has approved your application as per the following resolution.

*Approved as submitted.*

Regards,

Historic Preservation Commission

CC Planning Board (email)  
Jeff Klein (email)

The above resolution was approved at a regular meeting of the Flemington Historic Preservation Commission in compliance with the Historic Preservation Ordinance of Flemington Borough, Section 1631 of the Borough's Land-Use Ordinance. This document represents the Commission's decision regarding the proposed changes to the exterior of the designated structure within the Borough of Flemington's Historic District. Copies of this letter will be provided to the Building Inspector for enforcement. The applicant understands that the terms of this resolution must be implemented unless appealed within 45 days to the Planning Board.