

MINUTES OF THE BOARD WORKSHOP

MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND REVIEW BOARD

**30 Schuyler Place
October 27, 2014**

**Morristown
New Jersey**

The meeting was called to order at 7:30 PM by Art Palombo, Chairman.

Members present:

Edward Engelbart, At-Large
Lawrence Fast, Morris County Heritage Commission
Janet Foster, Architectural History
Ann Granbery, Historic Landscape Specialist
William Orlandi, Region I
Arturo Palombo, Preservation Architecture
George Shanoian, Region III
John Solu, Building Restoration
Randy Tortorello, At-Large

Member with excused absence:

Mary-Anna Holden, Region IV
George Wien, Region II

Also attending:

Freeholder David Scapicchio (Departed 7:45 PM)
Virginia Vogt (Departed 7:42 PM)
Deena Leary, Director, Morris County Dept. of Planning & Public Works
Christine Marion, Morris County Planning Director
Ray Chang, Historic Preservation Program Coordinator

OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting in compliance with the Open Public Meetings Act has been provided and filed with the Town of Morristown, the Morris County Clerk, the Daily Record and the Star Ledger.

PRESENTATION OF HONORARY RESOLUTIONS

Freeholder Scapicchio presented honorary resolutions to several Board members to thank them for their services on the HP Review Board: Virginia Vogt (2 year service as Morris County Heritage Commission representative), George Shanoian (6 year service as Municipal representative for Region III) and William Orlandi (6 year service as Municipal representative for Region I). Freeholder Scapicchio also recognized the efforts of George Wien (3 year service as Municipal representative for Region II) and James Woodruff (3 year service as At-Large member) who were not present at the meeting. All have devoted their time to review, prioritize and make recommendations to the Board of Chosen Freeholders on the funding of historic preservation projects under the Historic Preservation Trust Fund.

PUBLIC COMMENT

There were no comments from the public.

(Virginia Vogt left the meeting at 7:42 PM)

(Freeholder Scapicchio left the meeting at 7:45 PM)

APPROVAL OF MEETING MINUTES

On a motion by member Fast, seconded by member Granbery, the Board approved the minutes of the April 30, 2014 Board meeting.

Aye: Engelbart, Fast, Foster, Granbery, Orlandi, Palombo, Shanoian, Solu, Tortorello

Nay: None Abstain: None

On a motion by member Fast, seconded by member Granbery, the Board approved the minutes of the May 10, 2014 Board meeting (Board site visit).

Aye: Fast, Granbery, Orlandi, Palombo, Solu, Tortorello

Nay: None Abstain: Engelbart, Foster, Shanoian

On a motion by Vice-Chairman Orlandi, seconded by member Solu, the Board approved the minutes of the June 2, 2014 Board meeting (First Applicant Presentations).

Aye: Engelbart, Fast, Orlandi, Palombo, Shanoian, Solu, Tortorello

Nay: None Abstain: Foster, Granbery

On a motion by member Engelbart, seconded by Vice-Chairman Orlandi, the Board approved the minutes of the June 4, 2014 Board meeting. (Second Applicant Presentations)

Aye: Engelbart, Fast, Orlandi, Palombo, Shanoian, Solu, Tortorello

Nay: None Abstain: Foster, Granbery

On a motion by member Engelbart, seconded by member Solu, the Board approved the minutes of the June 9, 2014 Board meeting. (Third Applicant Presentations)

Aye: Engelbart, Fast, Foster, Orlandi, Palombo, Shanoian, Solu

Nay: None Abstain: Granbery, Tortorello

On a motion by member Fast, seconded by member Tortorello, the Board approved the minutes of the June 11, 2014 Board meeting. (Deliberations)

Aye: Engelbart, Fast, Foster, Orlandi, Palombo, Shanoian, Solu, Tortorello

Nay: None Abstain: Granbery

On a motion by member Tortorello, seconded by member Fast, the Board approved the minutes of the June 11, 2014 Board meeting. (Deliberations – Closed Session)

Aye: Engelbart, Fast, Foster, Orlandi, Palombo, Shanoian, Solu, Tortorello

Nay: None Abstain: Granbery

On a motion by member Fast, seconded by member Granbery, the Board approved the minutes as amended of the October 1, 2014 Board meeting. (Board Workshop)

Aye: Engelbart, Fast, Foster, Granbery, Palombo, Shanoian

Nay: None Abstain: Orlandi, Solu, Tortorello

GRANT RE-ALLOCATIONS AND EXTENSION REQUESTS

1. Boonton Holmes Public Library, Boonton Town (2013 grant)

The Board considered the request (letter dated June 9, 2014) from the Town of Boonton to re-allocate remaining funds (approx. \$60,000 of the \$292,480 Phase II Interior grant) toward interior finishes. The County Consultant determined that the request is a logical continuation of existing work, and drawings appear to meet *Standards*. On a motion by member Foster, seconded by member Fast, the Board approved the re-allocation of remaining funds toward interior finishes.

Aye: Engelbart, Fast, Foster, Granbery, Orlandi, Palombo, Shanoian, Solu, Tortorello

Nay: None

Abstain: None

2. Willow Hall, Morristown (2013 grant)

The Board considered the request (letter dated June 26, 2014) from Passaic River Coalition to re-allocate remaining funds (approx. \$20,300 of the \$135,080 roof replacement grant) toward structural reinforcement and shoring in the basement. The County Consultant determined that the project, if completed in accordance with the approved Construction Documents, is appropriate and addresses the continued stabilization of the building. On a motion by member Granbery, seconded by member Engelbart, the Board approved the re-allocation of remaining funds toward structural reinforcement and shoring in the basement.

Aye: Engelbart, Fast, Foster, Granbery, Orlandi, Palombo, Shanoian, Solu, Tortorello

Nay: None

Abstain: None

3. Museum of Early Trades & Crafts, Madison (2014 grant)

The Board considered the request (Letter dated August 8, 2014) to modify the grant scope to meet available budget. County Consultant determined that the proposed work meets the *Standards* and is needed to address continued moisture ingress and ongoing damage to the building materials and features. The scope of work described appears to address those areas of moisture ingress that are of paramount concern for the long-term stability of the building. On a motion by member Engelbart, seconded by member Tortorello, the Board approved the modified scope of work, with the understanding that the County will pay no more than 80% of the total project cost, not to exceed the grant amount of \$289,224.

Aye: Engelbart, Fast, Granbery, Orlandi, Palombo, Shanoian, Tortorello

Nay: None

Abstain: Foster, Solu

4. Stanhope United Methodist Church, Netcong (2011 & 2012 grants)

The Board considered a request from Stanhope United Methodist Church (Letter dated July 30, 2014) to add the sealing of scupper boxes, installation of downspouts, and selective repointing to address moisture saturation and allow installation of the bell tower window as part of the 2011 grant, and a request (Letter dated July 30, 2014) to remove louver restoration from scope of the 2012 grant due to insufficient funds and return that portion of grant (approx. \$14,148 of the \$117,903 grant) to the County. The County Consultant determined that the proposed work related to the 2011 grant is a continuation of ongoing work associated with the roof project, is appropriate to address ongoing moisture-related deterioration and meets the *Standards*. On a motion by member Foster, seconded by member Granbery, the Board approved the addition of the sealing of scupper boxes, installation of downspouts, and selective repointing to address

moisture saturation and allow installation of the bell tower window as part of the 2011 grant, and the removal of the louver restoration from the 2012 grant scope and the return of that portion of the grant to the Trust Fund.

Aye: Engelbart, Fast, Foster, Granbery, Orlandi, Palombo, Shanoian, Solu, Tortorello
Nay: None Abstain: None

5. *First Reformed Church of Pompton Plains, Pequannock (2013 grant)*

The Board considered the request (letter dated August 11, 2014) from the First Reformed Church of Pompton Plains to re-allocate remaining funds (approx. \$89,000 of the \$281,600 Grace Chapel grant) toward exterior restoration of the belfry at the Church building. The County Consultant noted the reallocation of funds is from one building to another. The Board recognized that the Church building and Chapel are part of an ensemble of buildings in the Church complex, and that the re-allocation request was from exterior activity to exterior activity. On a motion by Chairman Palombo, seconded by member Fast, the Board approved the re-allocation of remaining funds in the 2013 grant toward exterior restoration of the belfry at the Church building.

Aye: Fast, Foster, Granbery, Orlandi, Palombo, Shanoian, Solu, Tortorello
Nay: None Abstain: Engelbart

6. *First Presby. Church of New Vernon, Harding (2012 grant)*

The Board considered the request (Letter dated August 27, 2014) from the First Presbyterian Church of New Vernon to re-allocate remaining funds (approx. \$11,400 of the \$125,703 window restoration grant) toward the replacement of basement windows as part of the foundation stabilization project. The County Consultant noted that the basement window openings will be rebuilt so that they are smaller (shorter), and all windows will be replaced with new sash, in new frames, with different operation. The County Consultant was concerned that the proposed work is philosophically different than the 2012 window restoration grant project. On a motion by Vice-Chairman Orlandi, seconded by member Foster, the Board denied the request to re-allocate remaining funds toward the replacement of basement windows.

Aye: Engelbart, Fast, Foster, Granbery, Orlandi, Palombo, Shanoian, Solu, Tortorello
Nay: None Abstain: None

7. *Presby. Church in Morristown, Morristown (2012 grant)*

The Board considered the request from the Presbyterian Church in Morristown (Letter dated Sept. 4, 2014, revised Sept. 21, 2014) to re-allocate remaining funds (approx. \$19,800 of the \$183,080 grant) toward site drainage. The County Consultant noted that the proposed work is an extension of the storm water work associated with the roof and downspouts, and recommended approval of the re-allocation. On a motion by member Fast, seconded by member Tortorello, the Board approved the re-allocation of remaining funds toward site drainage.

Aye: Engelbart, Fast, Foster, Granbery, Shanoian, Solu, Tortorello
Nay: Orlandi, Palombo Abstain: None

8. *Community of St. John Baptist, Mendham Twp. (2012 grant)*

The Board considered the request (Letter dated Sept. 23, 2014) from the Community of St. John Baptist for a 1-year extension of the 2012 grant and to re-allocate remaining funds (approx. \$46,700 of the \$366,000 roof restoration grant) toward gutter replacement on another section of

the convent, repair and restoration of leaded windows on basement level of convent, and/or repair of the buttresses on the convent cloister. A follow up e-mail from the architect indicated the need for additional professional services related to the new gutter work. The County Consultant noted the proposed gutter replacement was in keeping with the 2012 grant work, and that no professional services proposal has been received. On a motion by member Foster, seconded by member Solu, the Board denied the request for a 1-year extension of the 2012 grant. Aye: Engelbart, Fast, Foster, Granbery, Orlandi, Palombo, Shanoian, Solu, Tortorello
Nay: None Abstain: None

9. *Mount Kemble Home*, Morristown (2014 grant)

The Board considered the request (letter dated October 3, 2014; Scope drawings and roof probe clarification submitted October 27, 2014) from Homeless Solutions, Inc. to amend the scope of Construction Documents per the approved grant to exclude all interior work and include assessment of structural framing and cost estimates. The County Consultant noted increased cost of professional services but recommended moving forward with the exterior envelope repairs as proposed by the Board. On a motion by member Fast, seconded by member Engelbart, the Board approved the amended scope of Construction Documents as described in the Scope drawings. Aye: Engelbart, Fast, Granbery, Orlandi, Palombo, Shanoian, Solu, Tortorello
Nay: None Abstain: Foster

10. *Ralston Cider Mill*, Mendham Twp. (2012 grant)

The Board considered the request (E-mail dated October 6, 2014) from the Trustees of the Ralston Cider Mill to extend the 2012 grant to complete the scope of work. HMR Architects are completing the Preservation Plan Update. A draft Preservation Plan Update and Construction Documents for the Entry Stair Replacement were submitted earlier this year. On a motion by member Foster, seconded by member Granbery, the Board approved an extension of the 2012 grant agreement till December 31, 2014. Aye: Engelbart, Fast, Foster, Granbery, Orlandi, Palombo, Shanoian, Solu, Tortorello
Nay: None Abstain: None

11. *Glenburn House*, Riverdale (2012 grant)

The Board considered the request (E-mail dated October 27, 2014) from the Borough of Riverdale to extend the 2012 grant to complete the scope of work. Interior lighting is 85% complete. The Borough had completed work associated with the Front Porch and Terrace. On a motion by Vice-Chairman Orlandi, seconded by member Fast, the Board approved an extension of the 2012 grant agreement till December 31, 2014. Aye: Engelbart, Fast, Foster, Granbery, Orlandi, Palombo, Shanoian, Solu, Tortorello
Nay: None Abstain: None

AMENDMENT TO HISTORIC PRESERVATION EASEMENT

The Board tabled this discussion till the next meeting.

AMENDMENT TO RULES ON ACQUISITIONS / APPRAISAL POLICY

The Board tabled this discussion till the next meeting.

PROJECT UPDATE

1. Mt. Tabor Historic District (2012 grant)

Mr. Chang advised the Board that the New Jersey Historic Preservation Office held a public hearing on Oct. 23, 2014 in Mt. Tabor regarding the proposed Mt. Tabor Historic District. This proposed district is on the agenda of the November 13, 2014 meeting of the New Jersey State Review Board.

2. Morris Canal Lock 2 East (2011 grant)

Mr. Chang updated the Board that the lock gate has been installed at the Morris Canal Lock 2 East site in Wharton. The Borough has advised that a new group of masons were correcting the issues of excessive mortar joint widths, uneven surface on top of buttresses, and the excessive mortar covering the top ledge of the south wall.

QUESTIONS/COMMENTS

Member Granbery inquired of the status of the Morris County Preservation Trust Fund Analysis and Strategy Report. Ms. Marion advised the Board that the Report was released earlier this year and the final report is available online. The Board noted the importance of communicating to the public about the benefits of historic preservation and heritage tourism.

NEXT MEETING

The Board agreed to hold a meeting on Monday, November 10, 2014 in the Dept. of Planning & Public Works, 30 Schuyler Place, Morristown, starting at 6:30 PM.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:29 PM with all in favor.

Respectfully submitted,

Ray Chang, P.P.
Historic Preservation Program Coordinator