

## MINUTES OF THE REGULAR MEETING

### MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND REVIEW BOARD

**30 Schuyler Place  
September 30, 2015**

**Morristown  
New Jersey**

The meeting was called to order at 7:04 PM by Chairman Palombo.

Members present:

Edward Engelbart, At-Large  
Lawrence Fast, Morris County Heritage Commission  
Janet Foster, Architectural History  
Nita Galate, Region II  
Ann Granbery, Historic Landscape Specialist  
Arturo Palombo, Preservation Architecture  
Monica Scozzafava, Region III  
John Solu, Building Restoration (Arrived 7:08 PM)  
Eileen Stokes, Region I  
Randy Tortorello, At-Large

Member with excused absence:

Mary-Anna Holden, Region IV

Also attending:

Alice Cutler, Macculloch Hall Historical Museum (Departed 7:53 PM)  
Michele Luciano Faas, Museum of Early Trades & Crafts (Departed 7:53 PM)  
Annabelle Radcliffe Trenner, Historic Building Architects (Departed 7:53 PM)  
Miriam Morris, Roxbury Historic Trust (Departed 8:17 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.

### **PUBLIC COMMENT**

There is no comment from the public.

Chairman Palombo thanked staff for the preparation work leading up to the presentation of the 2015 Historic Preservation funding recommendations at the Freeholder Meeting on June 24, 2015.

## **APPROVAL OF MINUTES**

On motion by member Foster, seconded by member Fast, the Board voted to approve the minutes of the Board's meeting of June 16, 2015 (Deliberations).

Aye: Engelbart, Fast, Foster, Galate, Granbery, Palombo, Scozzafava, Solu, Stokes, Tortorello  
Nay: None                      Abstain: None

On motion by member Foster, seconded by member Fast, the Board voted to approve the minutes of the Board's meeting of June 16, 2015 (Deliberations-Closed Session).

Aye: Engelbart, Fast, Foster, Galate, Granbery, Palombo, Scozzafava, Solu, Stokes, Tortorello  
Nay: None                      Abstain: None

## **SCOPE CHANGE REQUEST**

*Macculloch Hall, Morristown, 2015 grant*

Ms. Radcliffe-Trenner, architect for the Macculloch Hall Historical Museum, presented a scope change request for the 2015 grant. The HP Board had recommended the funding of \$21,936 toward the preparation of Construction Documents for Phase IC Roof Replacement. The Museum proposes to complete Construction Documents for the exterior preservation work in Phase IA. The work will address significant masonry and window deteriorated conditions. No funds will be used for documents related to site access and utility improvements. The Board confirmed that the proposed Phase IA relates to the vertical (architectural) rather than the horizontal (landscape / site) elements, and that there is no increase in the amount of recommended funding. On a motion by member Tortorello, seconded by member Foster, the Board voted to approve the scope change for the 2015 grant for Macculloch Hall per the letter request from Historic Building Architects dated September 14, 2015.

Aye: Engelbart, Fast, Foster, Galate, Granbery, Palombo, Scozzafava, Solu, Stokes, Tortorello  
Nay: None                      Abstain: None

*Museum of Early Trades & Crafts, Madison, 2015 grant*

Ms. Radcliffe-Trenner, architect for the Museum of Early Trades & Crafts, presented a scope change request for the 2015 grant. The changes include:

1. Additional Slate has been excluded.
2. Testing has been excluded.
3. All masonry cleaning has been excluded from the work.
4. Replacement of terra cotta finials has been excluded. They will be removed and the top of the tower will be temporarily capped.
5. Barrier free doors and hardware will be repaired, not replaced.
6. Interior tower masonry repointing and repair work will not be included in this project.

On a motion by member Fast, seconded by member Stokes, the Board voted to approve the scope change for the 2015 grant for the Museum of Early Trades & Crafts per the letter request from Historic Building Architects dated September 29, 2015.

Aye: Engelbart, Fast, Foster, Galate, Granbery, Palombo, Scozzafava, Solu, Stokes, Tortorello  
Nay: None                      Abstain: None

## **GRANT EXTENSION REQUESTS**

*King Homestead Museum, Roxbury, 2013 grant with Reallocation Request*

Ms. Morris presented a request for a three (3) month extension for the 2013 Phase 2A Exterior grant for the King Store, and a request to re-allocate funds for interior storm windows in the 2013 grant toward the restoration of the ground floor hatch. Ms. Morris indicated that the restored catches on the windows were impeding the installation of the storm windows. The project architect John Bolt has also provided a drawing and contractor estimate for the proposed hatch restoration. On a motion by member Engelbart, seconded by member Solu, the Board voted to approve the three-month extension of the 2013 grant for the King Store and the re-allocation of funds for interior storm windows in the 2013 grant toward the restoration of the ground floor hatch.

Aye: Engelbart, Fast, Foster, Galate, Granbery, Palombo, Scozzafava, Solu, Stokes, Tortorello  
Nay: None                      Abstain: None

*Former Baptist Church, Mt. Olive, 2013 grant*

The Board considered a six (6) month extension request for the 2013 Phase II Exterior Restoration grant from the Township of Mt. Olive. According to a letter from Margaret Hickey of Connolly Hickey, project architect for the project, approximately 85% of the project is complete. Remaining work to be done include exterior finishes, handrails installation and regrading at the front of the building. On a motion by member Granbery, seconded by member Scozzafava, the Board voted to approve the six (6) month extension for the 2013 Phase II Exterior Restoration grant for the Former Baptist Church.

Aye: Engelbart, Fast, Galate, Granbery, Palombo, Scozzafava, Solu, Stokes, Tortorello  
Nay: Foster                      Abstain: None

(At this point, member Tortorello left the room)

*J. Smith Richardson History House, Parsippany-Troy Hills, 2013 grant*

The Board considered a six (6) month extension request for the 2013 Phase I Roof grant for the J. Smith Richardson History House from the Mt. Tabor Historical Society. According to a letter from Kurt Leasure of Holt Morgan Russell Architects, project architect for the project, the 2013 grant was combined with the 2014 Electrical grant and bid together, and the project is approximately 90% complete. An issue that delayed the project significantly was the procurement of a building permit. On a motion by member Engelbart, seconded by member Foster, the Board voted to approve the six (6) month extension for the 2013 Phase I Roof grant for the J. Smith Richardson History House.

Aye: Engelbart, Fast, Foster, Galate, Granbery, Palombo, Scozzafava, Solu, Stokes, Tortorello  
Nay: None                      Abstain: None

(At this point, member Tortorello returned to the room)

## **PROJECT UPDATE**

*82 Whitehead Road, Morris Township*

Ms. Marion informed the Board of an implementation of a Deed of Architectural Façade Easement related to a residential structure at 82 Whitehead Road, Morris Township (Property). The County is the holder of a Deed of Architectural Façade Easement made with the Morris County Municipal Utilities Authority (MUA) for the Property. The 2-story house was built around 1928 and contributes to the Register-listed Washington Valley Historic District. The

MUA entered into a contract, agreement of sale of the Property to an individual who proposed changes to the house. The drawings were reviewed by the County Consultant Dominique Hawkins and found to meet the Secretary of the Interior's Standards for Rehabilitation requirements. The County consented to the proposed changes on August 12, 2015.

*Ralston Cider Mill, Mendham Twp.*

Mr. Chang informed the Board of a tree that was taken down near the Ralston Cider Mill in Mendham Township. The tree was located within the County road right-of-way. As it had rot throughout, it was taken down for safety reasons. The Trustees of the Ralston Cider Mill had contacted staff to see if other trees could be planted. The Board suggested that the Trustees prepare a landscape plan for the site in order to inform decisions regarding site / landscape improvements.

### **QUESTIONS / COMMENTS**

There are no questions or comments from the public.

**NEXT MEETING:** November 18, 2015, 7:00 PM, 30 Schuyler Place, Morristown

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:12 PM with all in favor.

Respectfully submitted,  
Ray Chang, P.P.  
Historic Preservation Program Coordinator