

MINUTES OF THE REGULAR MEETING

MORRIS COUNTY HISTORIC PRESERVATION TRUST FUND REVIEW BOARD

30 Schuyler Place
October 5, 2016

Morristown
New Jersey

The meeting was called to order at 7:01 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 (Arrived 7:10 PM)
Mary-Anna Holden, Region IV
Arturo Palombo, Preservation Architecture
Monica Scozzafava, Region III
John Solu, Building Restoration
Eileen Stokes, Region I
Randy Tortorello, At-Large

Also attending:

Christine Marion, Morris County Planning Director
John Napolitano, Esq., County Counsel
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 was no comment from the public.

APPROVAL OF MINUTES

On motion by member Holden, seconded by member Galate, the Board voted to approve the minutes of the Board's meeting of June 13, 2016.

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

On motion by member Holden, seconded by member Stokes, the Board voted to approve the minutes of the Board's meeting of June 15, 2016.

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

On motion by member Holden, seconded by member Tortorello, the Board voted to approve the Closed Session minutes of the Board's meeting of June 15, 2016.

Aye: Engelbart, Fast, Foster, Galate, Holden, Palombo, Scozzafava, Solu, Stokes, Tortorello

Nay: None Abstain: None

At this point, member Granbery arrived at the meeting.

GRANT EXTENSION REQUESTS

First Presbyterian Church of Boonton, Boonton Town (2014 grant)

The grant project has been completed. Both the Circle Window and Altar Window have been preserved and re-installed. County has paid \$90,784 out of the \$109,840 grant. But lighting conduits outside the Altar Window (Emmaus) are unsightly and Church is looking for a solution to remove them.

On motion by member Foster, seconded by member Granbery, the Board voted to approve a 6-month extension of the 2014 grant agreement to expire March 28, 2017.

Aye: Engelbart, Fast, Foster, Galate, Granbery, Holden, Palombo, Scozzafava, Solu, Stokes, Tortorello

Nay: None Abstain: None

Former Baptist Church, Mt. Olive (2013 grant)

The Phase II Exterior Restoration project (complete all exterior restoration including stucco replacement, front steps) is substantially complete. County has paid \$137,327 out of the \$190,216 grant. Remaining work to be done include the application of limewash and scoring lines, cleaning stone sills and installation of railings. The Township is expected to award the contract on October 18, 2016 and complete the work in 3 weeks.

On motion by member Engelbart, seconded by member Stokes, the Board voted to approve a 3-month extension of the 2013 grant agreement to expire December 28, 2016.

Aye: Engelbart, Fast, Foster, Galate, Granbery, Holden, Palombo, Scozzafava, Solu, Stokes, Tortorello

Nay: None Abstain: None

Seward House, Mt. Olive (2014 Stabilization grant and 2014 Construction Documents grant)

The 2014 Phase I Stabilization grant of \$86,360 was to close openings in cupola, partially restore masonry, provide window/door enclosures, and ventilate building. The Township has advised that the project is complete. A site visit by the County Consultant is planned for early November 2016.

On motion by member Galate, seconded by member Holden, the Board voted to approve a 6-month extension of the 2014 Stabilization grant agreement to expire March 28, 2017.

Aye: Engelbart, Fast, Foster, Galate, Granbery, Holden, Palombo, Scozzafava, Solu, Stokes, Tortorello

Nay: None Abstain: None

The 2014 Phase IIA Construction Documents grant of \$17,440 related to structural upgrades, replacement of roofing and drainage, restoration of cupola, cornices, and brick chimneys. The

project is anticipated to be complete by the beginning of 2017 in order to prepare for a 2017 Construction grant application from the Township.

On motion by member Foster, seconded by member Fast, the Board voted to approve a 6-month extension of the 2014 Construction Documents grant agreement to expire March 28, 2017.

Aye: Engelbart, Fast, Foster, Galate, Granbery, Holden, Palombo, Scozzafava, Solu, Stokes, Tortorello

Nay: None Abstain: None

At this point, member Engelbart left the room.

First Reformed Church of Pompton Plains, Pequannock (2013 Chapel Restoration grant and 2014 Exterior Restoration grant)

The remaining funds in the 2013 Chapel Restoration grant (\$80,720) and 2014 Exterior Restoration grant (\$46,272) were previously approved to be re-allocated and combined with the 2015 grant (\$84,656) to complete the Phase II Exterior Restoration of the Church Building. By the end of September 2016, this project was 75% complete. Project completion is expected on October 13, 2016.

On motion by member Galate, seconded by member Holden, the Board voted to approve a 3-month extension of the 2013 and 2014 grant agreements to expire December 28, 2016.

Aye: Fast, Foster, Galate, Granbery, Holden, Palombo, Scozzafava, Solu, Stokes, Tortorello

Nay: None Abstain: None

At this point, member Engelbart returned to the room.

Steam Locomotive 4039, Hanover (2011 Locomotive Restoration grant)

The 2011 grant included the restoration of the boiler jacketing, tender bearings and wheel set, and Locomotive cab. The project is 81% complete, and the County has paid \$72,500 out of the \$89,500 grant. The contractor, Transportation Innovation Specialists, Inc. (Mr. Robert Mangels) based in Minnesota, claims the project has been delayed by the construction of the new boiler, which is done by another contractor in Colorado.

On motion by member Engelbart, seconded by member Tortorello, the Board voted to approve a 3-month extension of the 2011 grant agreement to expire December 28, 2016, and to ask the Whippany Railway Museum to come in to the December 7, 2016 HP Board meeting to address the Board on the status of this project.

Aye: Engelbart, Fast, Foster, Galate, Granbery, Holden, Palombo, Scozzafava, Solu, Stokes, Tortorello

Nay: None Abstain: None

Glenburn Store, Riverdale (2014 Store Interior grant)

The 2014 grant included structural repairs, stairs upgrades, accessibility improvements, but excluded mechanical and electrical work. A 2015 grant request of the building systems was not funded. Borough has decided to proceed with 2014 funded scope and use the building in a limited way. Work has not started. The Board noted that no work has progressed in the 2-year period of performance since the award of the 2014 grant.

On motion by member Engelbart, seconded by member Foster, the Board voted to deny the extension request for the 2014 grant agreement.

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

Church of the Redeemer, Morristown (2014 Phase I Exterior Restoration grant)

The Church received 2014 and 2015 grants for the roof restoration; however, as of September 2016, has not moved forward with the project due to the pending lawsuit. The Church stated that it has chosen a contractor who is ready to start work. Since the end of September 2016, the Church has decided to proceed with the main roof. It is currently finalizing the contract with the contractor. Construction is anticipated to start around mid-November 2016, with the completion of the main roof work around March or April 2017. Work on the aisles is being held off.

On motion by member Fast, seconded by member Solu, the Board voted to approve a 1-year extension of the 2014 grant agreement to expire September 28, 2017.

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

GRANT RE-ALLOCATION REQUEST

South Street Presbyterian Church, Morristown (2015 Phase IIA Exterior Restoration grant)

The Church has completed the project. The construction costs were higher than allocated by the grant. The Church is requesting to use the unused \$7,160 non-construction funds toward the construction cost. If the request is approved, the County will pay a total of \$206,848 (Construction portion of the grant) + \$7,160 = \$214,008 toward construction, which is less than 80% of the contract sum (80% of \$273,495 = \$218,796). So the County would not have paid more than 80% of the contract sum.

On motion by member Engelbart, seconded by member Foster, the Board voted to approve the re-allocation of \$7,160 non-construction funds from the 2015 grant toward construction activity in the Phase IIA Exterior Restoration project.

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

PROJECT UPDATE

Glenburn House, Riverdale (2011 grant)

The Landscape Study was determined by the County Consultant to be 50% complete. The County had paid \$4,000 out of the \$8,000 grant. The County Consultant advised that there were items in the proposal that were not provided for in the document. However, the Borough has not approved additional funds to complete the study. This grant was canceled and remaining \$4,000 returned to the Trust Fund. As the landscape study is incomplete, any future grant application related to the site / landscape will likely be ineligible for funding consideration.

Hopatcong State Park Fountain, Roxbury (2014 grant)

The County has paid for the Preservation Plan (30% of grant). The second phase of the grant was to provide Construction Documents. The estimated restoration cost of \$780,000 was

unexpectedly high and thus the 2014 grant was insufficient to complete the Construction Documents. The documents were to be completed for \$39,899 but the revised estimate was \$79,350. Lake Hopatcong Foundation terminated its agreement with Heritage Landscapes. This grant was canceled and the unused \$31,475 returned to the Trust Fund.

Morris Canal Lock 2 East, Wharton (2015 grant)

After the Board approved the Borough's request to re-allocate the 2015 Construction grant toward the preparation of Construction Documents, Wharton received written confirmation of the NJ DOT grant for the Canal Lock 2 East project. The grant provides \$1.276 million for construction activities related to the Lock and tender's house site, less than the \$1.8 million that the Board was advised that the Borough would be receiving. The Borough has inquired and is working with DOT to bring the funding level back to \$1.8 million.

Whippany Burying Yard, Hanover (2016 application)

Hanover Township representatives met with County staff on July 12, 2016 to discuss the 2016 Whippany Burying Yard (WBY) application. During the application review process, the HP Board was presented with a Request for Proposal for conservators, but not a proposal of a particular conservator whose qualifications the Board could evaluate. Having the particular conservator attend the Final Presentation would have allowed the Board to hear directly from the conservator the methods and procedures to be used for the conservation work. The Township requested that the County provide a letter specifying the reasons that the WBY application was not funded in this round. Such a letter was provided on August 5, 2016.

King Homestead Museum, Roxbury (2015 grant)

The 2015 grant (\$95,648) is providing for foundation repair and second floor reinforcement. The contract sum for the current project is \$71,500 (County pays 80% = \$57,200). The construction portion of grant = \$95,648 - \$10,248 (Construction Administration) = \$85,400
\$85,400 - \$57,200 = \$28,200 (remaining available for construction). The architect, Michael Calafati, will submit a re-allocation request to use remaining funds toward the underpinning of the back porch foundation.

PRACTICES, RULES & REGULATIONS

Ms. Marion provided the Board with a review of HP rules and practices, and asked the Board to consider some changes to the rules and application forms that may be needed. The Board will discuss this at the December 7, 2016 meeting. Some of the items to be discussed include:

1. The definition of 'significant involvement' for non-owner applicant.
2. The requirement for preparing Preservation Plan and construction documents for all applicants.
3. The use of 'reconstruction' in the *Secretary of Interior's Standards* for the Restoration approach versus the Reconstruction approach as an ineligible activity.
4. Matching funds consisting of cash raised or on hand.
5. Public access requirements in the easement.
6. Grant extensions and the encumbering of grant funds beyond the 2-year period of performance.

7. Use of unexpended funds

HP SITES/RESOURCES OWNED BY NON-PROFITS - Roundtable

Mr. Chang shared with the Board some input from Ms. Deena Leary regarding non-profit HP applicants that own historic sites. For some of the non-profits with smaller operating budgets, the Board has raised concerns about their likelihood for long-term stability. Some of these groups have indicated concerns regarding HP program requirements in the areas of insurance and public accessibility. Ms. Leary suggested that a roundtable of these organizations may be helpful to provide a forum where they could share their successes or struggling's.

The Board believed that the roundtable is a good idea, but suggested that the participants should not be limited to smaller non-profit groups, but could include all non-profit groups as well as municipalities. The Board discussed the scheduling of the roundtable around the time of the annual application workshop in January. Staff will look into arranging and scheduling the roundtable.

QUESTIONS / COMMENTS

There were no questions or comments.

NEXT MEETING: December 7, 2016, 7:00 PM, 30 Schuyler Place, Morristown

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:50 PM with all in favor.

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