

# HAMBURG HISTORIC PRESERVATION COMMISSION

## Minutes of August 29, 2012

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All those present were asked to participate in the Flag Salute.

The meeting was called to order in accordance with the open Public Meeting Act, with regard to notices, the regularly scheduled meeting of the Hamburg Historic Preservation Commission was called to order.

**Statement of Certification:** The Historic Preservation Commission Secretary Advises: Adequate notice of this meeting has been provided to the public and press February 23, 2011 to the New Jersey Herald and the Sunday Herald and posting at the Municipal Building pursuant to the provisions of the "Open Public Meeting Act".

**Roll Call:** Present were Marion Wood, Allen Rude, Randy Cunningham, Thomas Watts, Guy Harby and Robert O'Connor. Also present were Dan Barr and Wayne McCabe.

### **Approval of Minutes:**

Mr. Harby motioned to approve the April 25, 2012 meeting minutes, Seconded by Mr. Cunningham – Aye: Wood, Cunningham, Watts, Harby, and O'Connor. Nay: None. Abstained: Rude.

### **Bills/Vouchers:**

McCabe and McCabe, LLC for Invoice 22 in the amount of \$850.00.

Mr. Harby made a motion to approve the following bill for payment. McCabe and McCabe, LLC for Invoice 22 in the amount of \$850.00. Seconded by Dr. Wood. Aye: Wood, Rude, Cunningham, Watts, Harby and O'Connor. Nay: None.

### **Correspondence:**

- a. The New Jersey Planner
- b. Contact Information Sheet - Secretary seeking updated contact information.

There were no comments regarding correspondences.

**Liaison Report:** Mr. Barr discussed that he went to Trenton with the Mayor he added that the presentation was nice. He met with representatives from Preservation NJ and Preservation Trust. He met with the owners of the Ginger Bread Castle, he explained to them that they must keep up the grounds if they want money. Mr. Watts thanked him for going to the event in Trenton.

### **New Business:**

Mr. Wayne McCabe gave his presentation to the commission regarding the Main Street Historic District Nomination Report. Mr. McCabe thanked the Secretary for her help.

Mr. McCabe discussed the incorporation of his report and explained his report page by page. The Commission discussed the Post Office parking lot and stopping at lot 19.

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Mr. Barr reminisced on the past Governing Body that established a separate district that a group proposed in the 1970's. (the John Dipple group or possibly the Mani Street Merchant's)

Mr. Barr will look to see if there is any permanent record containing action that may have been taken by the Governing Body back then. There was discussion on the following changes. Page 10. Post Office 1795; Hamburg; Page 11. EP Drew; Dr. Wood explained that old deeds refer to Main Street as Franklin Street. Page 17-18 the Fire Company formed in 1909. Also added were James Rude Building built 1902. Page 40 Barber shop was in existence till the mid 1980's.

Mr. McCabe explained that he did not focus on History. This was because they are focusing on just the Main Street area. The Postcard views were the best representation for the report. He wanted to Commission to know that he used the National Registration criteria because there is not enough retained architecture. The buildings are 19<sup>th</sup> century. Now there are more residential but they still qualify as National Register.

The report discussed the inventory of buildings on Main Street. The Commission discussed the wall that is holding up Route 23, who maintains the wall?

Mr. O'Connor wanted to know where the Commission stands in preservation. He said for example: The Castle and Lime Kilns.

Mr. Barr understands that the Ginger Bread Castle now has EDU's. The owners were asked about long term plans. The owners have discussed repairs and color swatches. Mr. Barr also mentioned he will be sharing color photos.

Mr. Barr mentioned that at the Lime Kilns the trees were marked for cutting. The trees that were in the stacks are gone. He added that they need to plug along to keep getting attention.

The Presbyterian Church was briefly discussed. Mr. Barr believes that in his opinion the building should not be gutted.

Mr. Cunningham discussed that he believes that some buildings are not worth declaring Historic. He asked why and what will they do to the buildings?

Mr. McCabe explained that if they wanted to change the exterior it would not change the street scope. He said that the Historic Preservation Commission is just trying to guide them with regulations, encourage appropriate materials to be used on the buildings.

Mr. Cunningham believes that many of the buildings are far removed from the original building.

Dr. Wood added that it freezes time.

Mr. Harby added that the owners could possibly get financial help to put the building back to the previous look.

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Mr. Barr stated that the Commission designates what is preserved to keep the Borough aesthetically and architecturally preserved. The Commission has the freedom to pick and choose. He does not know what the reaction of the public will be.

Mr. Watts discussed having a more coherent foot print for a district.

Mr. McCabe discussed that they need to provide a stabilizing effect. He also advised that they have uniformity in their decision making, and if not litigation is possible.

The Commission thanked Mr. McCabe for his work.

Mr. Cunningham motioned to open this portion of the meeting to the public. Seconded by Mr. Watts. All were in favor. There was no public present for the meeting.

Mr. Harby motioned to close the meeting for public comment. Seconded by Dr. Wood. All were in favor.

Mr. Harby made a motion to approve the preliminary report with noted changes that were discussed and to provide the Commission with updated copies. The motion was seconded by Mr. Cunningham. In favor: Wood, Rude, Cunningham, Watts, Harby and O'Connor.

*For permanent record a copy of the preliminary report with noted changes will be attached to the approved filed minutes.*

**Public Comment Portion** - no public present

The commission adjourned the meeting at 8:37 pm by a motion from Mr. Cunningham. Seconded by Dr. Wood. All were in favor

Respectfully submitted by:

Marguerite L. Nemeth