

Historic Preservation Advisory Committee to the Lawrence Township Zoning Board

Meeting Minutes

September 8, 2025

Opening of Meeting/Call to Order

The general meeting of the Historic Preservation Advisory Committee to the Lawrence Township Zoning Board was called to order at 7:32pm on September 8, 2025, in the Manager's Conference Room at the Lawrence Municipal Building by Ed McDonald.

Statement of Proper Notice: Adequate notice of this regular meeting of the Lawrence Township Historic Preservation Advisory Committee has been provided by filing the annual meeting schedule with the Municipal Clerk as required by law, and by filing this agenda and notice with the Municipal Clerk, posting prominently in the Municipal Building, and mailing to the Trenton Times newspaper.

Roll Call

Members	Present	Absent	Time of arrival after meeting called to order
Joe Ciccone		X	
Joseph Como (Vice Chair)		X	
Denny Cox		X	
Wolf Hul	X		
Edward McDonald (Chair)	X		
John Pavlik	X		
Patricia Hendricks Farmer (Liaison)	X		
Douglas Sargent	X		

1. Approval of March 2025 Meeting Minutes

Members	Made	Second	Yes	No	Abstain
Wolf Hul	X				
Edward McDonald (Chair)		X			
John Pavlik			X		
Patricia Hendricks Farmer (Liaison)			X		
Douglas Sargent			X		

2. New Applications

a. 2837 Main St.

The owners, along with their architect from Period Architecture, presented plans for a porch demolition and restoration for 2837 Main St, the Theophilus Phillips Homestead, a key structure located at the corner of Main St and Cold Soil Road. A site plan, existing photos and exterior elevations were presented along side proposed exterior elevations and renderings of the project. It was described with the site plan and existing photos that the porch is more visible from Main St than Cold Soil Road and that the work will be isolated to just the porch on the west elevation of the house.

A structural engineer assessed the condition of the porch, and it was discovered to be severely deteriorated and unsafe for use. The existing porch roof is copper, currently concealed beneath a fluid-applied waterproofing layer. The current integral gutter is leaking and has compromised the roof and deck structure. It was noted that three out of the four existing columns on the porch are currently replica columns. The proposed work will require full demolition of the existing porch to enable its reconstruction and restoration to its original historic appearance.

The proposed project will enclose two bays of the porch and leave the first bay visible to Main St open. The exterior of the column line will remain visible with the enclosed portion of the porch on the west elevation utilizing Marvin Ultimate clad windows flanked by raised panel detailing constructed from polyash. It was described that polyash will be used for all trim, moulding, and cornices. However, the columns will be a Chadsworth tapered round polystone column designed after the one original column remaining on the existing porch.

The new proposed roof will be made of standing seam copper with copper downspouts and built in gutter. The crown moulding profiles will match the existing profiles. Thermally modified ash will be used for the wood decking, and it was noted that the skirt of wood will continue around the porch. The brick piers and lattice beneath the porch will be recreated to match in kind.

At the entry, a new wood door will be used to match the existing door on the house. The existing stone and windows will remain in the interior mudroom. A circle window will be installed in the enclosed portion of the porch on the south elevation in line with the existing bell. Additionally, there is an existing pilaster on the house that will be replaced in kind. It was also discussed that they will try to reuse all light fixtures if possible.

Motion to Approve:

Members	Made	Second	Yes	No	Abstain
Wolf Hul		X			
Edward McDonald (Chair)			X		
John Pavlik			X		
Patricia Hendricks Farmer (Liaison)			X		
Douglas Sargent	X				

2. New Applications

b. 12 Grandview Ave

Site plans, existing photos, and existing and proposed exterior elevations were presented for an addition to 12 Grandview Avenue, a contributing structure. Photos were used to describe the two faces of the house, the Main St façade that is rarely used, and the Grandview Avenue façade where the entry drive is. The site is sloped from Grandview Avenue to Main St and the views to the house are rather obscured.

The project proposes a small addition on the Grandview Avenue side of the structure. The house has already had two additions, a side porch on the Concord Ave elevation, and a kitchen addition done around 2000. This project will fill in the gap between these two existing additions and will also replace the lower and upper roofs of the house. Additionally, the existing additions have different roof slopes and this new addition looks to marry the two roof slopes together. The lower cornice will remain and the new addition will continue the trim details in wood. To achieve a more visual consistency, the roof will need to be raised about one course of ship lap siding in height. The existing K-gutter will continue from the existing structure on to the new addition.

The new windows on the addition will be higher to fit the interior functions of the space. The new addition will have wood siding, and it was noted that they may try to salvage and reuse any wood siding that is removed from the existing structure. The existing roof is an asphalt shingle (faux slate) and will be replaced in kind on the lower and upper roofs of the house.

Motion to Approve:

Members	Made	Second	Yes	No	Abstain
Wolf Hul	X				
Edward McDonald (Chair)			X		
John Pavlik			X		
Patricia Hendricks Farmer (Liaison)			X		
Douglas Sargent		X			

3. New Business

a. HPAC Guidance Document – Update

Ed McDonald gave a brief update on the status of the HPAC guidance document and noted that he hadn't received anything yet from the Township on helping design and produce the pamphlet.

b. Cold Soil Road Well Closure

Ed McDonald discussed a resident on Cold Soil Road who had reached out to him regarding how he was contacted by the health department and needed to close his open well. The resident was contacting the HPAC to find out if there were any ideas on how to showcase it instead. He may come to a future general meeting to discuss.

c. Safe Walk

The committee held a vote to approve Lawrence Township's Safe Routes to school project that was reviewed via email earlier in the year.

Motion to Approve:

Members	Made	Second	Yes	No	Abstain
Wolf Hul		X			
Edward McDonald (Chair)	X				
John Pavlik			X		
Patricia Hendricks Farmer (Liaison)			X		
Douglas Sargent			X		

Adjournment: Ed McDonald made a motion to adjourn. All were in favor and the meeting was adjourned at 8:40pm.

There was no general meetings in October and November due to no new business. The next general meeting is scheduled for 7:30pm on December 8, 2025.

Minutes submitted by: John Pavlik II AIA, NCARB, LEED AP