

# TOWN OF DOVER HISTORIC PRESERVATION COMMISSION

- Paul McDougall
- Robert Wagner
- Michael Murray
- Rafael Rivera
- Linda Mullin

COUNTY OF MORRIS  
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- William Shuler - Alternate I
- Keith Titus - Alternate II
- Paula Mendelsohn - Secretary
- Peter King Esq. - Commission Attorney
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## MINUTES May 19, 2025

**CALL TO ORDER:** Chairman McDougall called the meeting to order at 7:33pm

### **ROLL CALL:**

**PRESENT:** Commissioners Titus, Shuler, Mullin, Rivera, Vice Chairman Wagner and, Chairman McDougall

**ABSENT:** Commissioner Murray.

**ALSO PRESENT:** Paula Mendelsohn, Board Secretary and Peter Kind, the board Attorney.

**PLEDGE OF ALLEGIANCE** was recited by all.

### **ADEQUATE NOTICE OF MEETING**

**MINUTES:** The minutes from April 15, 2025, require a wording change as recommended by Commissioner Mullin. Motion to approve with the correction was made by the Chairman McDougall and seconded by Commissioner Titus. **All in favor vote. APPROVED 4-2 Abstained.**

### **CASES –NONE**

### **OLD BUSINESS –**

**HPC24-02 Richards Building LLC**, Block 121207 Lot 2; also known as **1-3-5- W Blackwell St.** located in the Downtown Historic District. The application is an update on the exterior appearance. The applicant seeks approval to install solar panels on the roof.

- The proposed solar panel installation was reviewed using visual simulations and roof diagrams.

- Panels on the **left side of the dormer roof** are proposed; the **right side was left bare** due to street visibility concerns.
- The installation was designed to **maximize economic efficiency** by covering as much roof area as possible.
- The current **roof is 10 years old**, in **good condition**, and made of **white torch-down membrane**.
- The solar array is expected to provide **enough power to cover nearly all building energy usage** annually.
- **No visible panel placement on the building's side** is planned.
- Solar panels will sit **6 to 18 inches above the roof** to allow for drainage and snow clearance.
- Potential fire hazards and proper installation safety were briefly discussed.
- **Art panels** and potential parapet additions would require **new application to approvals**.

Motion to move the application made by Commissioner Rivera and second by Commissioner Titus. **All in favor vote. APPROVED 6-0 Abstained.**

#### **RESOLUTION:**

**HPC25-04 – Manuel Gonzales** motion to approve Resolution was made by Chairman McDougall and second by Commissioner Titus. **All in favor vote. APPROVED 4-2 Abstained.**

#### **OLD BUSINESS –**

- Baker Mansion / Estate (Lehigh Street):
  - Previously submitted for historic consideration.
  - Meets criteria per prior documentation.
  - No further action has been taken; next step may involve Planning or Zoning Board.
  - State's 1980 historic review recommended its preservation.
  - Highly valued for architectural and historic significance.
- Dover Furniture Building:
  - Renovation stalled due to financial issues.
  - Owner is reportedly unresponsive; a follow-up letter may be sent.
  - Previous proposals included façade restoration.
- Gunther Hosiery Mill District:
  - Clarifications may be needed regarding exact boundaries, the National Register designation is authoritative. Further guidance will be available once the local ordinance review is complete and finalized.
  - As a result, residences within this area are now part of the designated historic district. Many of these homes maintain their historic appearance, and any proposed exterior modifications must comply with the applicable historic preservation ordinance.
- 1980 NJ Historic Review Report:
  - Detailed inventory of Dover's historic buildings.
  - Will aid in potential historic district expansion.
  - High-quality copies of the report are available for commission use.

- Regulatory Impact on Homeowners:
  - Concerns raised about applying regulations to private residences.
  - Possible resistance expected from absentee landlords.
- Design Guidelines (Colors, Windows, Doors):
  - Suggested development of a palette and style guide.
  - Minor alterations may be managed with subcommittee or administrative review.
- Rehabilitation Funds:
  - Advocated for more accessible resources for senior and low-income homeowners.
- Rolling Mill (Route 15):
  - Recently added to National Register.
  - Construction underway nearby; unclear how designation occurred.
  - Commission seeks to understand the approval process and its implications.
- El Catracho Restaurant / 49 W Blackwell Street (Blue Building):
  - Recent repainting raises concerns; blue color considered inappropriate for the district.
  - Unclear if HPC approval was ever granted.
- Cemetery Grant Eligibility:
  - Ordinance passed enables eligibility for state planning grants.
  - Efforts underway to align with state requirements for future funding.
- Concerns Over New Developments:
  - Concerns about recent apartment buildings overpowering Dover's scale.

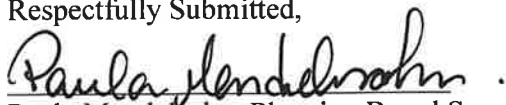
**NEW BUSINESS – NONE**

**PUBLIC DISCUSSION – None**

Motion to adjourn the meeting was made by Commissioner Titus and seconded by Commissioner Wagner. **APPROVED 6-0.**

Meeting adjourned 8:33 PM

Respectfully Submitted,



Paula Mendelsohn, Planning Board Secretary

Date approved June 16, 2025.