

TOWN OF DOVER HISTORIC PRESERVATION COMMISSION

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

COUNTY OF MORRIS
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Water Works Park

- William Shuler - Alternate I
- Keith Titus - Alternate II
- Paula Mendelsohn - Secretary
- Peter King Esq. - Commission Attorney

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Secretary email:

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MINUTES July 21, 2025

CALL TO ORDER: Chairman McDougall called the meeting to order at 7:31pm

ROLL CALL:

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

ABSENT: None

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

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING was read by the Board Secretary.

MINUTES: Motion to approve the minutes from June 16, 2025 was made by the Chairman Paul McDougall and seconded by Commissioner Titus. **All in favor vote. APPROVED 5-1 ABSTAINED.**

RESOLUTION: Motion to approve Resolution HPC25-05-Claudia M. Bocarejo, 5-7 East Blackwell Street was made by Chairman Paul McDougall and seconded by Commissioner Rivera. **All in favor vote. APPROVED 5-1 ABSTAINED.**

CASES –

HPC25-06 JR Asset Builders, Block 1205 Lot 4, 5, 6 & 7; also known as **69-75 W. Blackwell St.** located in the Downtown Historic District. The applicant is requesting approval of the complete street scape of four (4) buildings along West Blackwell Street and two (2) buildings on

Dewey Street shall be renovated and altered to provide them all at five (5) stories. The existing brick facade on 75 West Blackwell on two sides shall remain with the existing brick details and corbeling. New Brick veneer shall be added on portions of the reconstructed/new facades to balance the symmetry.

Keith Chambers, representing the applicant:

- Redevelopment of 69-75 West Blackwell Street, including adjacent property at 1 Dewey Street.
- Four total buildings included in the proposal.
- Plan to convert all structures into a five-story residential development.

Current:

- 15 existing residential units.
- 3 commercial spaces (tattoo parlor, restaurant, psychic shop).

Proposed:

- 52 residential units in total.
- No commercial space planned in the redevelopment.
- Possibility of future conversion of first floor to commercial use.
- Add additional stories to current buildings.
- Maintain and match existing brickwork.
- Use of hardy plank in various historic-compatible colors.
- Incorporation of architectural lighting (up/down wall wash lights).
- Subject to Historic Preservation Commission review for exterior design.
- Interior use changes to be handled by the planning or zoning board.
- Colors and materials to align with the historic color palette outlined in local ordinances.

Board Comments:

- Concerns about the appearance of modern lighted towers.
- Suggested exploring traditional finials or pediments as a more historic alternative.
- Applicant must return for approval if design changes to include finials.
- Color change: applying dark gray to stories 2–4 of the center section.
- Use of decorative sconces similar to 62 South Morris Street on the first floor.
- Conditional option to replace towers with finials, pending resubmission for approval.
- Final lot clarification: Correct lot numbers are 4, 5, 6, and 7.

Final Observations:

- Lower-level lighting will replicate the wall sconces installed at 62 S. Morris Street.
- The central portion of the W. Blackwell Street façade will be finished in a single color — HardiPlank Iron Gray — to maintain visual consistency.
- HardiPlank siding color samples have been finalized and provided to Paula for record.
- Selected colors include Aged Pewter (light gray), Arctic White (used for both siding and board-and-batten), and Iron Gray (dark gray accent).
- The three architectural towers will remain as originally designed; any substitution with finials or pediments will require submission of revised elevations for Board review and approval.

Open to public discussion. No public discussion.

Motion to approve application HPC25-06 JR Asset Builders, 69-75 West Blackwell Street was made by Commissioner Titus and seconded by Vice Chairman Wagner. **All in favor vote. APPROVED 6-0.**

OLD BUSINESS-

Baker Estate:

A letter regarding the Baker Estate was discussed. The property owner has agreed to **preserve the mansion's exterior facade** in the upcoming **redevelopment plan**.

- Jean DeMarc, daughter of Carolyn Baker and granddaughter of Henry O. Baker, submitted the initial letter, and she present and introduced to the Board.
- Part of the property is located in Wharton, which involves additional jurisdictional considerations.
- The mansion was identified in the 1980 historic study as a candidate for historic designation.

Historic District and Grant Funding:

Discussion was held on **potential benefits of including the Baker mansion in the state historic register**, which would open eligibility for **grants for exterior restoration** (e.g., porch, windows).

- Support from the board and property owner would be required to move forward with registration.
- Even properties outside the Blackwell Street Historic District can potentially qualify.

NEW BUSINESS-

QR Code Historic Markers:

A **grant was received** for installing **QR codes on eight buildings downtown**, linking to the Historical Society's website.

- Descriptions will be available in **English and Spanish**.
- Launch expected in the next **1–2 months**, with potential to expand the program beyond Blackwell Street based on success.

Orchard Street Gatehouse Project:

The **Orchard Street Cemetery Historical Association** received **two county grants** (\$50,000 and \$360,000).

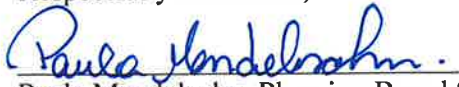
- An additional **\$68,000 is needed** to complete the project.
- A **fundraiser** is being held to raise the remaining amount.

PUBLIC DISCUSSION – NONE

Motion to adjourn the meeting was made by Chairman McDougall and seconded by Commissioner Murray. **APPROVED 6-0.**

Meeting adjourned 8:50 PM

Respectfully Submitted,



Paula Mendelsohn, Planning Board Secretary

Date approved 9/16/2025.