



Flemington Historic Preservation Commission

“Preserving the Past for the Future”

38 Park Avenue
Flemington, NJ 08822

908.782.8840

www.historicflemington.com

Recognizing the historical and cultural value of our architecture, Flemington established an Historic District in 1980, which is also listed on the State and National Registers of Historic Places. To further protect our architectural heritage, a Historic District Ordinance was passed by the Borough Council.

The responsibility for regulating and enforcing the ordinance resides with the Flemington Historic Preservation Commission, which reports to the Building Inspector, Planning Board and/or the Board of Adjustment.

The Commission’s goal is to preserve the character of the Historic District by encouraging the retention and repair of each building’s design elements, and ensuring that changes in exterior appearance through alteration, addition or replacement are accomplished with respect and consideration for the building and its environment. The Commission also reviews proposed new construction and demolition of buildings within the District.

Our purpose is to preserve the past by making it compatible with and relevant to the present and the future!

To be scheduled for a review of the changes proposed on the exterior of your property, fill out the enclosed application and attach drawings, current color photos and a list of the materials to be used. Contact the Planning Board Secretary at Borough Hall to be scheduled for your review. The Commission meets monthly.

- The completed application and documents, along with nine additional copies, must be submitted by the first Friday of the month your meeting is scheduled.
- Incomplete applications may not be accepted.
- The property owner must be present at the meeting to review the proposed project. The architect and/or contractor may also attend.
- Legal representation is not required unless the applicant is a corporation.
- There is no fee for this review.

Flemington Historic Preservation Commission

Architectural Consultant

John Hatch, AIA
Clarke Caton Hintz
100 Barrack Street
Trenton, NJ 08608

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Members

Elaine Gorman, Chair
Linda Swingle, Vice Chair
Dianne Potter, Secretary
Ken Arold
Chris Englehart
Brian Spuhler
Phil Greiner, Council Liaison

The Commission considers the following criteria in reviewing an application:

1. Compatibility and relationship of existing and proposed materials
2. Compatibility and relationship of proposed colors
2. Details and scale of proposed changes to the building
3. Proportion of building's visible facades
4. Proportion of openings within building's visible facades
5. Rhythm of solids to voids in visible facades
6. Rhythm of spacing of buildings on street
7. Rhythm of entrance and/or porch projections
8. Relationship of textures
10. Relationship of architectural details
11. Relationship of roof shapes
12. Walls of continuity
13. Relationship of landscaping to the building and to the street
14. Fences, site furniture, signage and ground cover
15. Scale of proposed changes to the building
16. Directional expression of front elevation
17. Height

Application for Flemington Historic Preservation Commission Review

Application # _____ Review Date: _____

	Property Owner	Contractor	Architect (If Applicable)
Name			
Address			
Phone - day			
- evening			
Fax			
Email			
Website			

Owner Occupied
(Check if Applicable)

Location of Property

Block _____ Lot _____ Historic Designation _____

Street Address
(If Different From Above) _____

Type of Structure Commercial Residential

General Description of Each Modification or Improvement: Add More Sheets as Required

Photos and Relevant Drawings

Attach below and on additional pages relevant photos and drawings showing the **existing** conditions of the property and **proposed** plans, elevations, renderings, material samples and color as necessary to convey the intended scope of work. Include photographs of the overall view of the property as well as details of the proposed work area so that the Commission members have a full sense of the existing conditions of the property.

Name of Applicant

(Please Print)

Location of

Property

(Include Street

Address)

(Affix Photo Here and
Photocopy Sheet as Required)

Caption

Checklist

Contact Planning Board Secretary

Complete the Application

Include Photos

Included Drawings

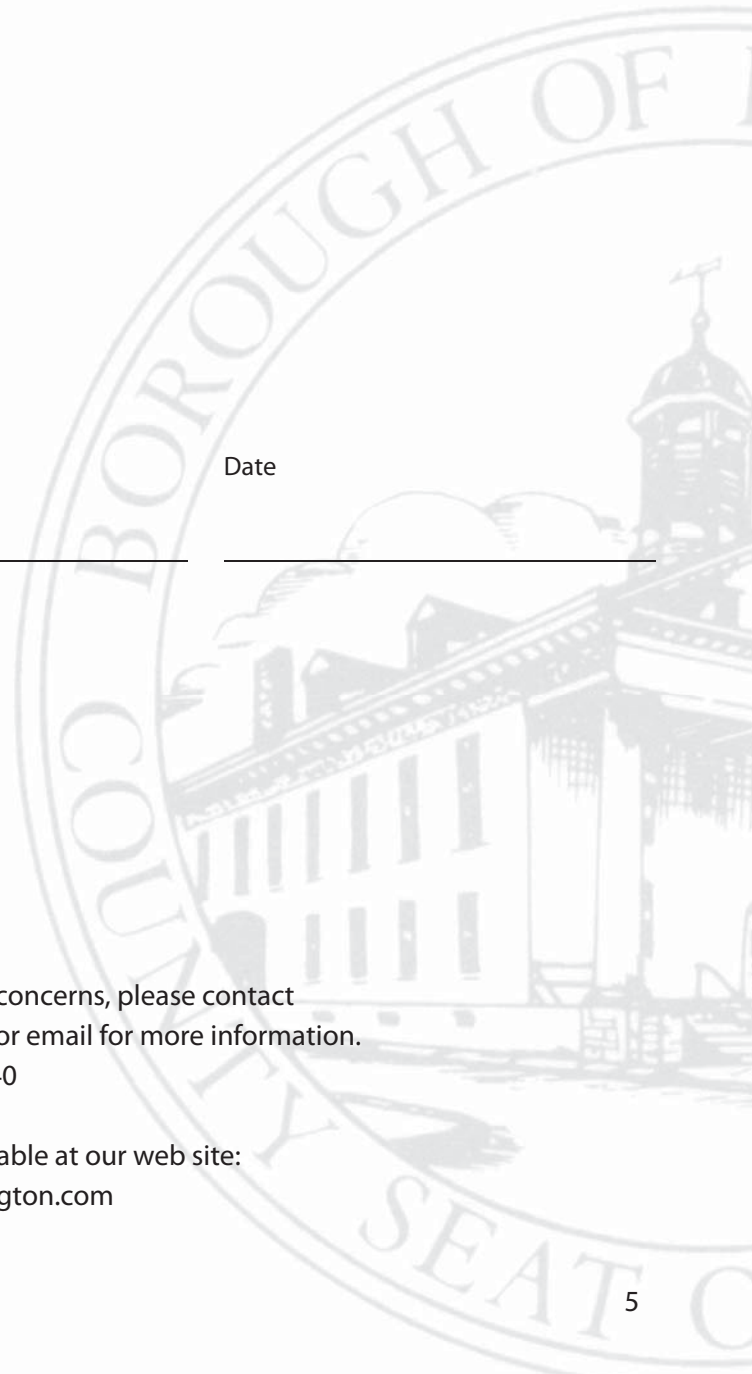
Schedule the Review

Property Owner Signature

Date

Should you have any questions or concerns, please contact
the Planning Board Secretary by phone or email for more information.
908.782.8840

Additional information is available at our web site:
www.historicflemington.com



Resolution and Agreement

The following Resolution and Agreement is being approved at a regular meeting of the Flemington Historic Preservation Commission in compliance with the Historic Preservation Ordinance of Flemington Borough, Section 1631 of the Borough's Land-Use Ordinance. This document represents the Commission's decision regarding the proposed changes to the exterior of a designated structure within the Borough of Flemington's Historic District, which will then be referred to the Planning Board and/or Board of Adjustment for confirmation. Copies of this "Resolution and Agreement" are then provided to the Building Inspector for enforcement. The applicant understands that the terms of this Agreement must be implemented, unless appealed within 45 days to the Planning Board:

Name of Applicant _____

Location of Property _____

Block _____ Lot _____ Historic Designation _____

Resolution and Agreement: _____

Roof, gutters and downspouts: _____

Exterior Siding: _____

Exterior Trim: _____

Windows Visible from a Public Way: _____

Resolution and Agreement, Continued

Doors Visible from a Public Way:

Windows and Doors Not Visible from a Public Way:

Shutters:

Porch Roof, Gutters and Downspouts:

Porch Handrails, Columns and Balusters:

Porch Trim, Detailing and Flooring:

Exterior Colors:

Resolution and Agreement, Continued

Fencing and Other Exterior Features:

Other Considerations:

Applicant Follow-Up Action Items:

HPC Follow-Up Action Items:

Property Owner Signature (To be signed at the HPC Review):

Date

Flemington Historic Preservation Commission:

Date
