



Township of Bedminster

APPLICATION/CERTIFICATE OF APPROPRIATENESS
HISTORIC COMMISSION

Date: 1/3/2019

Property Owner: Ramsey Associates Phone #

Business/Organization Name: Rylocat LLC, 23118 Fenby Lane, Swan Lake, MT

Physical Address: 300, 304, 308, and 312 Main Street, Bedminster, NJ

Block: 34 Lot: 1, 2, 3, & 4 Zone: VN

PROPOSED CHANGE:

Phase I: A) Demolish Existing Structure on Lot 4 and Construct New Driveway
B) Reconstruct Existing Rear Parking Lot and Extend Lot 4 Loading Dock

Phase II: A) Demolish Existing Structure on Lot 3 and extend upper parking area
B) Construct Addition to Existing Structure on Lot 2

Applicant: P.D. Lee Property Owner: (Same)
For Ramsey Associates 2 Phases - 2 yr. and 4 yr.

COMMENTS (for Commission use only):

Phase 1 driveway, removal of smallest structure, alteration of loading dock, rear parking - approved

Phase 2 concern with visual street parking; condition - materials of new structure (must return to HFC for approval) condition - camouflage of parking, structure plus (and landscaping consistent with period, e.g., pergola, gazebo, bench "buffer")

-> unified parking all the way down this block (idea for land use board consideration)

Signature: Wendy Hickey (Commission chairperson) Date: 1/17/19

turn over ->

JON BOOTH Architect
Basking Ridge, NJ

PAUL FOX, ENGINEER (ARGAR ASSOCIATES)
FAR HILLS, NJ

return to review design of 1 structure
and proposed materials for new bldg
buffer
also, provide historic information about
the phase 2 structure (lot 3, #308) to
be demolished

3rd
condition

Addendum to Application/Certificate of Appropriateness

Historic Commission

300, 304, 308, and 312 Main Street, Bedminster New Jersey

Block 34, Lot 1, 2, 3, 4

Applicant:	
Property Owner:	Ramsey Associates
Business/Organization Name:	Rylocat LLC, 23118 Fenby Lane, Swan Lake, MT
Representatives:	Jon Booth, Architect, Basking Ridge, NJ
	Paul Fox, Engineer, Apgar Associates, Far Hills, NJ

Phase I:

- A) Demolish existing structure on Lot 4 (aka 300 Main St) and construct new driveway
- B) Reconstruct existing rear parking lot and extend Lot 1 (aka 312 Main St) loading dock

The HPC approved the improvements (driveway, removal of smallest structure, alteration of loading dock, rear parking) as presented.

Phase II:

- A) Demolish existing structure on Lot 3 and extend upper parking area
- B) Construct addition to existing structure on Lot 2 (aka 308 Main St) loading dock

The HPC, concerned with the visual of expanded street-facing parking, approved the plan with three (3) conditions.

1. The applicant is to research and provide historic information about the Phase II structure that is proposed to be demolished so that the HPC can assess the historical implications of demolition prior to approval.
2. Camouflage of parking will require a structure (e.g., pergola, gazebo, bench) plus landscaping consistent with period as a buffer to maintain the street view aesthetic. The HPC will need to approve the selected structure design.
3. Applicant must return to HPC for approval of materials (e.g., siding, roof, etc.) for the addition to the existing structure on Lot 2.

Idea for Land Use Board consideration: unified rear parking all of the way down this block