

MADISON HISTORIC PRESERVATION COMMISSION

Regular Meeting – February 9, 2016

Attending: Co-Chairmen John Solu and Janet Foster; Members David Lubber and Carmine Toto; proposed new members Chris Kellogg, Mary Ellen Lenahan and Karen Jeisi; and Recording Secretary Laurie Hagerich;. Absent: Members John Forte and William VanRyzin and Council Liaison Patrick Rowe.

The meeting was called to order as an open public meeting at 7:30 p.m. in accordance with the Open Public Meetings Act. The January 12, 2016, minutes were considered and by unanimous consent the minutes were approved as written.

Mr. Solu explained that the Borough is awaiting formal resignations from 3 Commission members who have completed their terms before official appointment of new members Chris Kellogg, Mary Ellen Lenahan and Karen Jeisi, who were all present and welcomed to the meeting. One resignation has been received and the others should be forthcoming, so that Mayor Conley can appoint the new Commission members.

Introductions were made of the present and new members and Ms. Foster explained the history of the Ordinance and workings of the Commission.

For Action:

34 Ridgedale Avenue application review:

Owner Stuart Sydenstricker was present to explain plans for renovations, expansion and façade changes to make the “cottage” home, located within the Bottle Hill Historic District, more livable for his family. The project will include removal of present aluminum siding to be replaced with original siding and/or new Hardi-plank siding, restoration of decorative eaves, re-opening a previously closed window on the 2d floor and new windows throughout the home. MHPC’s recommendations included the following:

- Use of original siding if it is in good condition on the 1st floor and use of Hardi-plank for other areas;
- Recommended replacement windows would be 2/2 sash; if these cannot be used on the entire house, they can be used on the front façade and sides of the original “cottage” and single-pane sash windows used on the newer additions in the rear.
- Ms. Foster will send examples of period-appropriate porch supports that might be used to replicate original porch posts where needed on the front porch;
- MHPC recommended placing larger egress windows to the side of the house, not in the front;

MHPC generally approved of the renovation plans and commended the owner’s efforts to rehabilitate the home. Ms. Foster will write a letter to the owner with the above suggestions and the Commission’s approval.

140 Central Avenue application review:

The property is listed on the Inventory as part of a streetscape but the home is not of historical significance. The owner is seeking a subdivision creating a flag lot with numerous issues and variances involved. MHPC has no comment on the application but appreciates the opportunity for review.

Old Business:**MPHC Annual Report:**

As soon as a draft of the report is completed by Mr. VanRyzin it will be reviewed, approved and posted on the website.

Membership of MHPC:

Appointments of new members Kellogg, Lenahan and Jeisi will be made shortly as previously discussed. Karen Jeisi offered to serve as secretary once she is appointed.

March 5 Training Session in Camden:

Several members would like to go, including Ms. Forster, Lenahan, Messrs. Solu and Kellogg. The Borough will reimburse the \$55 registration fee for Commission members. The training will include legal and administrative procedures for HPC members.

New Business:

Approval of 2016 meeting schedule: Copies were distributed to all present.

Review of Morris County Inventory results:

A digital copy of the updated Morris County Inventory has been received by Ms. Foster. Because of the size of the file, Ms. Foster recommended using a paper copy and will ask the Borough to make copies of the sections relating to Madison. The Morris County Inventory would be useful in updating MHPC's Inventory, but many more demolitions have to be added since the date of the MC Inventory, which included useful information on the Downtown Historic District, the Bottle Hill Historic District, and the Tuttle Oak.

It was noted that despite MHPC's endorsement of the owners plan to save the 144 Green Avenue home from demolition, the plan will most likely be over-ruled by the Planning Board because they are against creation of a non-conforming lot.

Website:

Ms. Lenahan offered to look at the Commission's website to bring it up to date with filing of minutes, and other information.

For Action:**Sign & Façade Applications:**

Mr. Solu showed proposed new signage and light fixtures for Waxing The City, a new business moving into the James Building facing Main Street, part of the site formerly occupied by Blue Mountain Sports. MHPC approved the sign colors and style with a recommendation that the burnt orange background for the word "the" be used. It was also recommended that the missing corbel on top of the column facing Main Street be restored to enhance the appearance of the building.

Mr. Solu mentioned the Borough is hiring a consultant to study what types of businesses would best be attracted to Madison. This study will involve a period of about two years.

The meeting was adjourned at 9:15 p.m.

Laurie Hagerich, Recording Secretary