

MADISON HISTORIC PRESERVATION COMMISSION

Regular Meeting – April 12, 2016

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

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 March 8, 2016, minutes were considered and by unanimous consent the minutes were approved as written, with the comment that the letter acknowledging review of the Drew University application will be sent forthwith.

It was noted Mayor Conley has now officially appointed Mary Ellen Lenahan and Karen Jeisi as Commission members.

For Action:

51-55 Main Street Verizon Wireless antenna:

Verizon's Attorney Richard Schneider, Planner William Masters, Engineer Frank Pasden and Verizon representative presented plans and photographs for installation of a "small cell" antenna and equipment on the roof of the building at 51-55 Main Street in the Downtown Historic District. MHPC is reviewing the plans to determine the aesthetic impact on the Downtown Historic District. A series of photos showed various positions being considered for the antenna and materials for a faux chimney, to minimize the antenna's visual impact. Mr. Snyder explained the project requires approval of State Historic Preservation Office (SHPO) and that MHPC's comments and recommendations are being sought to pass along to SHPO.

Ms. Foster proposed that MHPC endorse a "small cell" antenna at 51-55 Main Street, to be set back as far as technically possible, to be unshathed and painted a neutral color, not encased in a false chimney. The motion was seconded by Mr. VanRyzin. Vote was taken of each Commission member present, and the motion was approved by vote of 6 affirmative and 1 negative. A confirming letter will be sent to Mr. Schkolnick at Verizon.

49 East Lane application:

Plans for a rear addition were reviewed for property listed on MHPC's Inventory as part of one of Madison's earliest subdivisions. After review, MHPC had no comment or objections to the plans.

81 Main Street (Hat Shop) sign application:

Proposed signage for a new hat shop business at 81 Main Street, adjacent to the Downtown Historic District and part of the streetscape. Photos were reviewed showing color and style of the new sign, to be placed in the same location as the sign of the previous business, as well as new blade sign. New signage was approved, with the recommendation that care be taken in attaching the sign to the glass transom to preserve the glass, which is an attractive architectural feature of the building. Further the sign should be placed within the existing frame. MHPC will write a letter confirming approval of the new signage with the foregoing recommendations.

17 Waverly Place (Glitz & Gloss) sign application:

Pictures of proposed sign for new business in the Waverly Place alley were reviewed and approved. Confirming letter will be sent.

81-89 Green Avenue subdivision application:

This application involves property where a home on MHPC's Inventory, a Modernist ranch, has already been demolished and a 3-lot subdivision approved. The owner is now seeking a revised subdivision with creation of a 4th lot. MHPC's only comment is that the house that triggered this review has already been demolished and the application should be decided by the Planning Board. MHPC has no comment on the size of the lots.

Old Business:**173 Ridgedale Avenue subdivision:**

Marjorie Roller, architect for the applicant Alan Andreas, presented revised design plans for 3 new homes to be constructed which incorporate the recommendations of MHPC per its letter of June 2015. After presenting the revised plans she showed a possible alternate plan to save the existing home on the center lot and construct 2 new homes on either side.

Since the financial aspects of rehabilitating the existing home vs. demolition and new construction have not been investigated, it is too soon to say whether the plan would be economically feasible. MHPC thanked Ms. Roller for her creativity in bringing the alternate plan and is strongly in favor of preserving the home. MPHC acknowledged that the issues in the June 2015 letter were addressed in the revised designs, which were approved, but would prefer that the existing home be saved, provided the character defining elements on the front façade are retained. MHPC would seek opportunity for further review and recommendations depending on financial factors. MHPC will write a letter with recommendations to the applicant and his attorney regarding possible exploration of efforts to save the existing home. This is not to be considered an endorsement and applicant is asked to return with more complete design plans when he is ready to seek support for a specific variance. Further design plans with materials and design elements will be welcomed. In the event of demolition MHPC would ask for an opportunity to access the house for photographic and drawing documentation, and further that Ms. Roller's photographs and drawings previously done be turned over to the Madison Historical Society for their files.

MPHC Annual Report:

The first draft of the report is complete and will be circulated to all commission members for comments, corrections and additions. Mr. VanRyzin explained some major goals of the Report are to stress the loss of numerous significant homes through demolition, to highlight the input of MHPC in the Ridgedale Avenue Road Project and to increase public awareness of the need to prevent further loss of properties through demolition.

New Business:**Match Show – Morris & Essex Kennel Club:**

Mr. Daniel Zilka was introduced to present plans of Morris & Essex Kennel Club to bring a Match Show, involving several hundred dogs, to Madison on Bottle Hill Day, at the proposed site of Dodge Field. He gave background of the long history of Madison's benefactor, Geraldine Rockefeller Dodge, and her legendary dog shows held at Giralda Farms and Hartley Farms, which drew thousands of spectators. The Match Show would run from 8 am to 2 pm during Bottle Hill Day. Mr. Zilka has been working with Mr.

Toto, who explained a meeting with Borough officials and interested parties will take place on Wednesday, April 13. Future plans include bringing Mrs. Dodge's historic sedan back to Madison and reinstating the large dog show at Giralda Farms in 2020.

NJ Historic Preservation Conference June 8-9, 2016:

Ms. Foster explained the conference will be held close to Madison, at the Thomas Edison National Historic Site in East Orange, Llewellen Park and Seton Hall University. She encouraged participation and volunteering for registration and other tasks. Volunteers will be rewarded with reduced registration fees and other benefits.

Mr. Rowe mentioned a Borough sponsored Historic Preservation Symposium on Wednesday, April 27, at 7 pm at the Public Safety Building. Further details will be on the Borough website very shortly.

Mr. Solu mentioned he has become aware that work on the Waverly Place redesign project is about to start and expressed concern that MHPC was not given an opportunity to review the project, as required by law, in cases where public monies are spent. He will speak to Borough Administrator Ray Codey and Engineer Robert Vogel to bring to their attention that the project should have come before MHPC for review and to make sure future projects of this kind are reviewed by MHPC.

The meeting was adjourned at 10:20 p.m.

Laurie Hagerich, Recording Secretary