

MADISON HISTORIC PRESERVATION COMMISSION

Regular Meeting – January 10, 2023

Meeting conducted remotely by Zoom

Attending: Madison Historic Preservation (“HPC”) Vice Chair Jill Rhodes, Members, John Forte, Mary Ellen Lenahan, David Luber, and new member Tyler Merson; Council Liaison Debra Coen. and Recording Secretary Laurie Hagerich. Absent: Members, Adrienne Novak and Max Hart; Members Chris Kellogg and John Solu arrived after the roll call. Janet Foster was in attendance in the role of Preservation Consultant.

The meeting was called to order by Dr. Rhodes at 7:30 pm. She announced the meeting was called in accordance with the Open Public Meetings Act. A verbal roll call was taken.

Tyler Merson was welcomed as a new member of the Commission and Debra Cohen was welcomed as new Council Liaison.

Approval of Minutes:

The minutes of the December 13, 2022, Public Meeting were considered. On motion made, seconded, and carried, the minutes were approved as written. It was noted Mr. Forte abstained since he did not attend the December meeting.

Sign & Façade Reviews:

There were no new Sign & Façade Reviews.

TCC Reviews:

13-15 Prospect Street:

Photos were shown of the existing Weichert Realtors buildings proposed for demolition and proposed replacement 3-story mixed use building. It was noted the existing buildings are not part of the Civic and Commercial Historic District but were highlighted in the Inventory map as historic and worthy of preservation. Ms. Foster addressed the significance of the Federal-style architecture of the existing buildings, one of which is thought to be eligible for National Register designation. Several façade views were shown and Ms. Lenahan agreed to contact the State Historic Preservation Office to determine National Register eligibility and any historic information that may be available.

The Commission members discussed the design and materials of the replacement building, with questions about the materials and including insuring ground floor architecture on windows and doors is compatible with the rest of the building. Concerns were raised regarding the cornices and other details being compatible with other buildings in the district. There was discussion of the massing of the proposed building compared with the Central Avenue project. Dr. Rhodes will prepare a memo with HPC’s concerns prior to the TCC meeting on February 7 and encouraged HPC members to attend this meeting.

New Business:

Reorganization of HPC for 2023:

The meeting was turned over to Mr. Luber who invited nominations for Chair of the Commission. Ms. Lenahan nominated Dr. Rhodes and no other nominations were made. After vote was taken, Dr. Rhodes was unanimously elected Chair of the Commission. Ms. Hagerich agreed to serve as Recording Secretary for 2023. It was agreed the election of a Vice Chair will be tabled until the February meeting when Ms. Novak will be present.

Plans/Goals for 2023:

Ms. Novak is working on preparation of the Annual Report.

Other goals and plans brought forth were:

- Finalize conditions for Ordinance
- Proactively plan Preservation Month in May, 2023. Members were asked to consider properties which might be eligible for the award, such as 62 Ridgedale Avenue
- Continue work on review of By-Laws
- Continue to develop better communication with Planning and Zoning Boards
- Continue work on conditions and advice from Counsel

Old Business:**Ordinance and Flow Chart:**

Consultant Janet Foster led the meeting in a discussion to clarify and identify conditions that may be applied by HPC when a designated building is demolished. From feedback provided by HPC members there was consensus that conditions should include documentation, following Design Guidelines on replacement building, and salvaging historic parts of the demolished building for possible re-use in the new building. There was discussion of some other possible conditions, including party responsible for documentation, development of an ordinance to give incentive for selective salvaging of architectural elements from a demolished building,) and having final plans for new building in place prior to demolition approval. There was also discussion of developing a digital inter-active system to provide history of demolished buildings.

Ms. Foster will summarize the discussion and make a list of possible conditions for review by Attorney Bauer. Ms. Bauer will then prepare a draft of the Flow Chart and conditions for applicants when they apply. The draft can be voted upon by HPC Members at the February meeting.

Updates from Liaisons:**Planning Board:**

Mr. Forte agreed to continue as Planning Board liaison. Revised renderings for the 3-5 Central Avenue project were submitted for review at the January 17 meeting. Dr. Rhodes will attend and hopes other members will attend as well.

Zoning Board:

Ms. Lenahan reported the Resolution approving the Angelica project at 64 and 66 Park Avenue will be on the January 12 meeting agenda.

Open Spaces:

Mr. Merson has agreed to be the liaison to the Open Space Committee, replacing Dr. Rhodes.

Historical Society:

Mr. Luber reported the Historical Society programs will resume in March 2023. The Society continues to work with the architect and Mr. Merson, representing the Borough, on the East Wing renovation in the Hartley Dodge Memorial.

Borough Council:

Ms. Coen spoke of the East Wing project, which the Borough is moving forward with financing in place. There were no other matters relating to historic preservation to report.

Other Business:

It was agreed a celebration to honor Ms. Foster and her years of service will be planned in the near future. Mr. Forte agreed to host.

Public Comment:

There were no comments from the public.

Future Meetings, Adjournment:

The next meeting will be Tuesday, February 14, 2023, on Zoom. There being no further business, on motion made, seconded, and unanimously carried, the meeting was adjourned at 9 p.m.

Laurie Hagerich, Recording Secretary