

MADISON HISTORIC PRESERVATION COMMISSION

Regular Meeting – January 12, 2021

Meeting conducted remotely through Zoom

Attending: Madison Historic Preservation (“HPC”) Chair Janet Foster, Members John Forte, Chris Kellogg, Mary Ellen Lenahan, David Luber, Max Hart, Dr. Jill Rhodes, John Solu and Carmine Toto; Council Liaison Astri Baillie; and Recording Secretary Laurie Hagerich.

The meeting was called to order by Ms. Foster at 7:30 pm and she announced the meeting was called in accordance with the Open Public Meetings Act. A verbal roll call was taken by Ms. Hagerich.

The minutes of the December 14, 2020, Public Meeting were considered and on motion made, seconded and unanimously approved, the minutes were accepted as written.

Re-Organization Meeting:

Max Hart introduced Astri Baillie as the new Council Liaison and welcomed her to the Commission. Max Hart then reported for the Nominations Subcommittee. He thanked everyone for their help and feedback in finding a leadership team for 2021. With input from members, the nominations Subcommittee proposed that Janet Foster be nominated as Chair and Jill Rhodes be Vice Chair in accordance with the Ordinance. There being no other nominations, there was a second to the proposal and it was unanimously carried.

Ms. Lenahan was thanked for her excellent service as Vice Chair and Executive Vice Chair over the past several years.

Per the Ordinance the position of Secretary can be filled by a person not a member of the Commission and since Ms. Hagerich is serving in that role as Recording Secretary, there is no need for another person to be appointed. Mr. Kellogg will help to edit the minutes.

The following appointments were made of HPC representatives to other boards:

John Forte, Planning Board Liaison; Jill Rhodes, Open Space, Recreation and Historic Preservation Committee Liaison; David Luber, Madison Historical Society Liaison and Master Plan Steering Committee member. A representative for the Environmental Commission may be appointed if needed.

Ms. Baillie said an appointment of HPC Liaison to the Master Plan Steering Committee was made because the Master Plan has not yet been approved by the Planning Board.

Sign & Façade Reviews:

20 Cook Plaza/rear of 42 Main Street (Madison Civic and Commercial Historic District): Photo was reviewed of new signage in the rear parking area of 42 Main Street facing Cook Avenue, which was approved by the Subcommittee between meetings.

Old Business:

61 Ridgedale Avenue – renovations (Donald and Bert Marcy owners)

Don Marcy, owner, and Janet Siegel, AIA, presented revised plans for the renovation of 61 Ridgedale Avenue, in the Bottle Hill Historic District. Ms. Siegel showed a photograph and drawings with relocation of façade windows, resizing the replacement windows to better capture historically appropriate proportions and scale, and six-panel door per HPC's recommendations. Ms. Siegel agreed that she is providing a simulated divided-light (SDL) muntin bar window by Andersen. HPC was pleased that existing siding and the bluestone step at the front door will be retained and that the Secretary of the Interior's Standards were followed in re-using existing windows and other features where possible. The revised plans were unanimously approved and confirming letter will be sent.

Artifact Storage of Lyons Theater items and memo:

Mr. Solu prepared a draft memo outlining the items to be removed from the Madison Theater prior to demolition, and suggestions for the proper storage and documentation. This draft memo was sent to HPC members and comments are invited. On January 28 the Lyons Theater site matter will be brought before the Zoning Board. A Subcommittee of Ms. Lenahan, Ms. Foster and Mr. Solu with Mr. Toto serving as expert advisor, was appointed to advise the Borough and the property owner, Saxum Realty, on how to insure proper handling and preservation of the artifacts.

New Business:

Design Guidelines Review Project:

Ms. Foster reported she and Mr. Kellogg conferred with Clark Caton Hintz by telephone about starting the work on the Design Guidelines on January 5. Ms. Foster is collecting information for their use and gave them access to Madison Library records and other pertinent information.

Ordinance Revision:

Dr. Rhodes reported on progress with the draft ordinance. Having submitted the draft ordinance for initial review, we are waiting on further steps from the Borough Administration. Ms. Baillie reported the matter is on the Planning Board agenda for a January 19 meeting, when she expects a subcommittee will be appointed to work on these issues. Thereafter HPC will be given opportunity to respond.

Ms. Foster will put forth a proposal for additional funds from the Borough for attorney's fees so that Attorney Jason Hyndman can continue his work on behalf of HPC. Ms. Baillie indicated she would support this request.

It was mentioned that the Master Plan Steering Committee would like to see a Historic Preservation Action Plan for the Hartley Dodge Building and this would fit in with the historic element of the Master Plan. There was discussion of how to promote this and steps to make it happen. Having the revised Ordinance in place is an important step in the process and would help to bring about Borough and public awareness.

Goals for 2021:

Some proposed goals are:

Develop an Action Plan

Proceed with implementation of Design Guidelines

Formal adoption of the Revised Ordinance
Establish better procedures for alerting the HPC of applications to the Building Department for restoration and repair work in the Borough

Other Business:

There was discussion of the recent demolition of 43 Crescent Road, the loss of another architectural gem.

Carmine Toto has been in contact with the Morris & Essex Kennel Club, who are looking for a new home for their historic trophies. A brief discussion followed as to possible storage within Hartley Dodge, however the impending renovations will preclude storage there.

Mr. John Forte, Planning Board Liaison, warned of the degradation of historic character in the Downton Civic and Commercial Historic District from subtle façade and other changes in the District, specifically referencing the recent proliferation of illuminated signs approved by the Borough.

Mr. Forte mentioned that he has recently joined the Board of Trustees of the Hartley Dodge Foundation and was appointed Chair of the Building and Grounds Committee. He hopes to oversee many historic and aesthetic improvements for the Memorial building and bring it back to the standard of excellence envisioned by Mrs. Dodge, including completing and implementing the Borough's strategic Preservation Plan. Mr. Forte will keep HPC informed of plans and HPC indicated it will be a partner in making sure long-range maintenance of the Hartley Dodge Memorial is carried out.

Mr. Solu added that the Borough needs to make sure the grant funds allocated for the Plaza Project from Morris County Historic Trust do not expire.

Future Meetings, Adjournment:

A schedule of meetings, for the second Tuesday of each month in 2021 was circulated separately to members of the HPC and published by the Borough as part of the Open Public Meetings Act. The next meeting of the Commission will be on Tuesday, February 9, 2021, via 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