

## MADISON HISTORIC PRESERVATION COMMISSION

Regular Meeting – March 8, 2022

Meeting conducted remotely through Zoom

Attending: Madison Historic Preservation (“HPC”) Chair Janet Foster, Vice Chair Jill Rhodes; Members, Max Hart, Mary Ellen Lenahan, David Luber, John Solu and Adrienne Novak; Council Liaison Maureen Byrne and Recording Secretary Laurie Hagerich. Member Chris Kellogg arrived late. Absent: Member John Forte (excused).

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

### **Approval of Minutes:**

The minutes of the February 8, 2022, Public Meeting were considered and on motion made, seconded, and unanimously carried the minutes were approved as written.

### **Sign & Façade Reviews:**

There were no new Sign and Façade applications.

### **TCC Reviews:**

**1 Bardon Street** – this property with home proposed for alterations and addition had previously been removed from the Central Avenue Streetscape. HPC had no comment.

**98 Main Street**, Provident Bank building – a new 3-story apartment building is proposed for the rear space now used for parking and second floor of bank building will be converted to apartments.

Neither the present building or parking area are in the Downtown Historic District and are not subject to HPC review.

**91 North Street** – residential property not in a historic district; HPC has no comment.

**132 Ridgedale Avenue** – part of the Ridgedale Avenue Streetscape. The application before the Planning Board was withdrawn but there were potential plans, now uncertain, to restore the existing home and build a new home on subdivided lot. The HPC has provided substantial commentary to reinforce the idea to preserve the existing 19<sup>th</sup> c. house and grant variances to allow subdivision of the large lot and a second, compatibly designed house.

### **New Business:**

#### **90 Ridgedale Avenue (a contributing building within Bottle Hill Historic District):**

Photos were shown of plans for interior and façade renovations. The owners (Edwin and Kay Estrada) and their architects, Gabriel Landaverde and Pietro Rosato, were present to give background and explanation about the plans, especially new windows. HPC recommended replacement windows be six over one and owners agreed with this suggestion. HPC also recommended the front porch enclosure be removed and replaced with an open porch, more compatible with the neighborhood and saving the expense of new windows on the porch. Mr. Solu mentioned the owners might be eligible for waiver of certain requirements on window size because of the location in a historic district. Ms. Foster commended the owners for their efforts in preserving the home and thanked them for bringing the plans to HPC. A letter will be sent with the recommendations to the owners and architect.

### **Reorganization/2022 HPC officers:**

Mr. Kellogg joined the meeting at 8:05 and reported no willing candidate came forth to take the position of Chair of HPC. After discussion it was agreed there was no need for a Secretary of HPC in addition to Ms. Hagerich as Recording Secretary, a non-elected position. Mr. Kellogg moved that Janet Foster be re-appointed Chair and Jill Rhodes be re-appointed Vice Chair of

HPC for the year 2022. The motion was seconded and unanimously carried. Mr. Hart and Ms. Novak agreed to help with writing news articles and other publicity as needed.

**HPC Awards for 2022:**

Properties being considered are the Madison Court Apartments on Green Village Road, a Tudor home on Bardon Street recently renovated and two Jersey Cottages on Ridgedale Avenue. Maureen Byrne agreed to look into a date in May for presentation of the awards at a Council meeting. Ms. Lenahan, Mr. Hart, and Mr. Kellogg agreed to help with news articles and other publicity and hopefully Clara Forte will design banners or signs as she did last year.

**Waverly Place redesign:**

Ms. Foster reported on attending recent Council meetings where she learned the Waverly Place redesign project will soon be open to public input. All agreed HPC's input on this project is of utmost importance and Mr. Solu agreed to act as HPC representative for the project. Ms. Byrne will speak with Ray Codey to make sure HPC is included in the planning.

**Old Business:**

**Design Guidelines Project:**

Ms. Foster reported the Design Guidelines have now been officially incorporated into the present Historic Preservation Ordinance and this will be very helpful in reviewing future applications and projects. Additional publicity would be helpful to educate the public and bring attention and understanding to the Design Guidelines. Ms. Novak offered to develop appropriate language for postings on Facebook with help from Mr. Hart and Dr. Rhodes.

**By-Laws:**

Ms. Lenahan reported she and Ms. Foster have looked at HPC By-Laws in surrounding areas and decided that those of Glen Ridge would be a good set to adapt to Madison's situation. They will continue to work on a draft, making sure the By-Laws are compatible with Madison's Ordinance and Land Use Law, and will send the draft to all members for review. After the By-Laws are in place, a set of procedures will be developed.

**Ordinance Revision:**

Ms. Foster reported the Borough denied HPC's request to have separate legal representation for this project and recommended it be handled by Borough Attorney Matt Giacobbe. Ms. Foster and Dr. Rhodes will explore the goals and issues with Mr. Giacobbe, especially whether the current draft can be used as a basis for moving forward with a clearer, stronger ordinance.

**Liaison Reports:**

There were no relevant reports or updates.

**Public Comment:** There were no comments from the public.

**Future Meetings, Adjournment:**

The next meeting of the Commission will be on Tuesday, April 12, 2022, in person in the Committee Room. There being no further business, on motion made, seconded, and unanimously carried, the meeting was adjourned at 9:45 p.m.

Laurie Hagerich, Recording Secretary