

## MADISON HISTORIC PRESERVATION COMMISSION

Regular Meeting – May 14, 2019

Attending: Co-Chairs Janet Foster and Mary Ellen Lenahan, Members John Forte, Karen Jeisi, Chris Kellogg, David Luber, Jill Rhodes, John Solu and Carmine Toto; Commission Attorney Jonathan Testa and Recording Secretary Laurie Hagerich. Absent: Council Liaison Maureen Byrne.

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 April 9, 2019, minutes were considered and on motion made, seconded and unanimously carried the minutes were approved as written.

### **Follow Up/For Action:**

#### **TCC Applications:**

##### **99 Madison Avenue:**

This application was reviewed by a subcommittee between meetings. The property faces Madison Avenue and has rear frontage on Morris Place. The owners propose a subdivision of the oversize lot creating a new lot on Morris Place and demolition of the existing carriage house. MHPC sent a letter expressing regret at the loss of the carriage house with recommendations for materials to be used on the new home. Mr. Kellogg suggested sending a letter with strong recommendation that the carriage house be preserved.

#### **Sign & Façade Applications update:**

There were no new Sign & Façade applications.

Mr. Toto was excused and left the meeting at 8 pm.

### **New Business:**

#### **Project review for 16 Waverly Place:**

Attorney Steven Azzolini, representing the applicant, introduced project architect Marc Marion, who presented plans for property at 16 Waverly Place, which is a Non-Contributing building in the Downtown Historic District. The existing one-story building will be replaced by the proposed mixed-use building, consisting of three floors with three apartments and retail space on the first floor. Photos and renderings were shown of the new building. Materials included brick with limestone detailing. Height will be similar to the neighboring neo-classical former bank building. Comments from HPC included:

- The new building would be an improvement to the Waverly Place streetscape;
- Consider different design for windows to maintain vertical sense
- Scale and massing of building is compatible with Historic District;
- Awnings over front entrances should be creative and not copies of others presently on Waverly Place.

HPC will write a letter to Mr. Azzolini with the comments to be submitted with the application.

Mary Beth Donato and James Donato, owners of the adjoining building at 14 Waverly Place, were present and commented that the proposed new building would completely block side windows to apartments on the 2d and 3d floors of their building. The Fire Department had told them that a 3-foot access was required per code for the safety of tenants. HPC expressed appreciation to the Donato's for bringing attention to this issue but it is for the Planning Board to consider when the application is reviewed by that body. A motion was made, seconded and unanimously carried to close the project review for 16 Waverly Place.

**Old Business:**

**Review of Open Space, Recreation & Historic Preservation Committee mapping project – report from Jill Rhodes:**

Ms. Rhodes, liaison to OSRHP Committee reported she has continued to work with Barbara Heskins-Davis of NJ Land Conservancy to update the Historic Sites Map and the Greenway and Pathway Map. Site check of historic sites was completed but because of difficulty in making the appropriate map revisions, the matter was tabled until the fall of 2019. It was suggested in the meantime a meeting with the person working on the maps might be helpful. Ms. Rhodes will pursue this avenue in an effort to make progress before the maps are presented to the Planning Board in the fall.

**Discussion of proposed revision to HPC Ordinance:**

Ms. Foster gave an update on efforts to bring about revision of the HPC Ordinance to clarify ambiguous language and better define the process for review and approval. She outlined some points and issues to be considered, and Mr. Testa had some ideas which he recommended be discussed in Executive Session in accordance with N.J.S.A. 10:4-12(b)(1)(2) and (7) of the Open Public Meetings Act.

Mr. Forte asked about the Madison Historical Society's project to place plaques on residences in Madison which were built prior to 1900 to clarify that this project did not conflict with the plaques that are presently placed in the Downtown Historic District.

A motion was made to recess and go into Executive Session at 8:41 pm. Minutes of the Executive Session appear separately.

After the meeting was re-convened, Ms. Foster mentioned that HPC has been asked to support the establishment of an African-American Burial Grounds Act, which was approved by those present. Ms. Foster further reported she will be attending a meeting to announce the 10 most endangered historic sites.

Mr. Solu announced there are available grant funds from the Morris County Historic Preservation Trust Fund which worthy historic sites may apply for.

There being no further business, the meeting was adjourned at 9:45 p.m.

Laurie Hagerich, Recording Secretary