

MADISON HISTORIC PRESERVATION COMMISSION

Regular Meeting – July 11, 2023

Meeting conducted remotely by Zoom

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

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.

Approval of Minutes:

The minutes of the May 9, 2023, Public Meeting were considered. On motion made, seconded, and carried, the minutes were approved as written.

Sign & Façade Reviews: None received by July 5, 2023.

TCC Reviews: None received by July 5, 2023.

New Business:

144 Ridgedale Avenue:

Architect Thomas Baio and assistant Evan Santos were present to speak about design plans for a new home to replace the recently demolished house at 144 Ridgedale Avenue. The plans call for 3700 square feet on the 1st and 2nd floors, a front facing porch and 1 car garage.

Discussion and HPC recommendations included:

- Placement of a detached garage in the rear of the property, or an attached garage on side or rear of the home;
- Re-design of 3 gables in front at different heights with possible eyebrow window in center of roof;
- Elimination of faux stone under windows in front;
- Using shakes or another material and not just solid board and batten

The size of front porch was discussed and Mr. Baio indicated it would be 6 to 7 feet wide.

Mr. Baio thanked HPC for its review and noted that the plans do not require any variances, which he believes should be the case with any new construction. He indicated he would submit final plans with revisions to HPC for review.

Updates from Liaisons:

Planning Board:

Ms Lenahan reported the agenda for next meeting on Tuesday, July 19, will include review of the demolition and new building at 13-15 Prospect Street, and review of final plans for the 3-5 Central Avenue project at the April 18 meeting was postponed. She noted that 13 Prospect is a very unique building, the only one of its kind in Madison.

Zoning Board:

Ms. Novak reported there were no applications in a historic district or of concern to the HPC, but there was a discussion of storm water management and impervious coverages.

Open Spaces:

Mr. Merson reported the Open Space Committee reviewed plans for renovation and re-design of the Rose Garden at the corner of Kings Road and Green Avenue.

Historical Society:

Mr. Luber reported the Historical Society will be moving into temporary office space during the Library renovation.

Borough Council:

Mr. Forte, newly appointed Council Liaison, reported progress on two major projects at the Hartley Dodge Memorial. First the Borough has been awarded a grant from Morris County Historic Trust Fund for construction documents for the Clock Tower renovation project and will file more grant applications as the project progresses. Second, the Hartley Dodge Foundation has agreed to fund a substantial part of the East Wing Project, in addition to the amount pledged by the Madison Historical Society, so that bids will be going out to contractors and hopefully the project can begin in March of 2024. The project is now being supervised by Historic Building Architects, NJ's preeminent historic architectural firm, along with oversight by Mr. Merson, so Mr. Forte is confident the project will go well.

Other Business:

Dr. Rhodes mentioned HPC still needs to have a replacement appointed to the Commission and asked all members to give thought to qualified candidates, possibly an architect or realtor, and to let her know their names and contact information.

There was discussion of the possible demolition of the 1700's house on Woodland Road and efforts to preserve the property.

Historic Preservation Conference:

Ms. Novak reported on the 2023 Conference held June 12 and 13 in Atlantic City attended by herself, Mr. Merson and Ms. Hagerich. She felt the workshops she attended were worthwhile and generated some new ideas and perspectives. Some ideas were discussed, such as revising Madison's historic walking tour and information booklets about historic sites and areas in Madison. Having the information available online would help to make it accessible to the public. The DDC and/or Chamber of Commerce might partner in the project, and plans for new signage in town could be tied in. Highlighting historic sites might help in preventing further demolitions. Further investigation is needed to identify technology to create these plans and programs.

Public Comment:

There were no comments from the public.

Future Meetings, Adjournment:

The next meeting will be Tuesday, August 8, 2023. There being no further business, on motion made, seconded, and unanimously carried, the meeting was adjourned at 9 p.m.

Laurie Hagerich, Recording Secretary