

## **MADISON HISTORIC PRESERVATION COMMISSION**

Regular Meeting – November 13, 2018

Attending: Co-Chairman Janet Foster, Members John Forte, Karen Jeisi, David Luber, Jill Rhodes, John Solu and Carmine Toto; and Recording Secretary Laurie Hagerich.  
Absent: Co-Chairman Mary Ellen Lenahan, Member Chris Kellogg and Council Liaison Carmela Vitale. Two members of the public, Don and Bert Marcy, were also present.

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 October 9, 2018, minutes were considered and by unanimous consent the minutes were approved as written.

### **TCC Applications:**

There were no new TCC Applications.

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

**Simple Coffee – 22 Main Street;**

**Cell Phone Repair Shop – 36 Main Street:**

Signage for these two new businesses were reviewed by the MHPC Sign & Façade Subcommittee between meetings. The signage was found acceptable and not detrimental to the Downtown Historic District. Notification was sent to the Sign & Façade Committee.

Ms. Foster mentioned the Borough has created email addresses for Board and Commission members and Borough representatives. However, the system is only operable on PC's. Further information should be forthcoming.

### **New Business/For Action:**

#### **Plans for 55 Fairview Avenue:**

Janet Siegel, Architect for the owners Don and Bert Marcy, presented plans for a new one-story home to be constructed on recently subdivided lot at 55 Fairview Avenue. The property is not in a historic district, but the original Farmhouse at 59 Fairview Avenue, which will remain in its present location, is listed on the MHPC Inventory of Historic Sites. MHPC supported the subdivision which was approved in April with conditions.

Site plans for the subdivision, plans for the new home (which will be set back behind the existing plantings and trees), and photos of the site and the surrounding neighborhood were reviewed. The new home is of moderate size and scale and will be situated to the rear of the oversized lot, so that it will have minimum impact on the streetscape. MHPC strongly endorses placement of the new home in the rear of the lot to preserve the existing views to and from the existing historic houses along Fairview Avenue.

MHPC further is in favor of placement of the new house on an adjacent lot with similar street setback to the modified carriage house behind 59 Fairview Avenue and supports the irregular set back lines on this block of Fairview Avenue. Placement of a driveway to the left side of the lot for the new house was also approved.

A letter of approval will be sent to the architect, Janet Siegel, and the owners with the foregoing comments, with copies to the Planning and Zoning Boards, via Fran Boardman, and Dan Buckelew, Zoning Officer.

**Old Business:**

**Plans for Historic Preservation Commission Proclamation:**

Ms. Jeisi passed out copies of a draft of the news article about MHPC's recognition of the two properties selected, 60 Green Avenue, chosen for the residential award, and the Bottle Hill Tavern, chosen for the commercial award. The article included photographs of the two properties with the owners. The next step is to arrange a date for presentation of Certificates of the awards at a Council meeting. Thereafter, the newspaper article will be sent for publication in the Madison Eagle.

**Cooperation between MHPC and Planning Board:**

There was discussion of moving forward on the plan for MHPC to work with the Planning Board on amendments to the Master Plan and finding ways to save large lots and historic properties from subdivision. Mr. Forte will bring this up at the next Planning Board meeting. MHPC would like to have requirement for documentation become a part of all resolutions approving demolition of historic properties.

**New Business:**

Ms. Foster mentioned the State Preservation Office is doing a review for a HUD funded utility improvement in Madison on Community Place between Park Avenue and Cook Avenue, which will be a publicly-funded project adjacent to a historic district. The State has asked whether the Downtown Historic District could be extended to connect with the Bottle Hill Historic District along Park Avenue. MHPC would be in favor of connecting James Park to the Downtown Commercial District to establish a link to the Bottle Hill Historic District. There was uncertainty about nominating the businesses along Park Avenue.

Ms. Foster mentioned an Annual Symposium of the Northeast Chapter of Association for Preservation Technology has been scheduled for Friday, February 1, 2019, at the historic Loew's Jersey Theater in Jersey City. The topic will be restoring historic theaters in the 21<sup>st</sup> Century. She recommended everyone mark their calendars and plan to attend.

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

Laurie Hagerich, Recording Secretary