

## MADISON HISTORIC PRESERVATION COMMISSION

Regular Meeting – January 8, 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; 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 November 13, 2018, minutes were considered and by unanimous consent the minutes were approved as written.

As a comment to the minutes Ms. Foster mentioned the State of NJ was unwilling to extend the Downtown Historic District without nomination of the businesses along Park Avenue. Accordingly, MHPC will not proceed with the extension mentioned on page 2 of the November minutes. The State sent a letter that the water main project will have no adverse effect on the Downtown Historic District.

Ms. Foster received notification from NJ Transit that new door hardware is being installed in the Westbound shelter, which will match the existing historic elements. Mr. Kellogg mentioned there is significant deterioration of the restoration work done by NJ Transit several years ago. Mr. Kellogg will compile a list of items needing repair so that MHPC can send written notice to NJ Transit.

### **Follow Up:**

A letter was sent to Janet Siegel, architect for Donald and Bert Marcy, with comments after review of the plans for 55 Fairview Avenue. There has been no response to date.

At the December 10 Madison Borough Council Meeting, formal recognition was given to the two property owners honored by MHPC for outstanding renovation of their properties at 60 Green Avenue and the Bottle Hill Tavern. Hopefully the newspaper article will be run in the Madison Eagle in the near future.

### **TCC Applications:**

#### **49 Park Avenue:**

This application was reviewed by a subcommittee between meetings. The property with a multi-family dwelling with a notable “puddingstone” exterior is listed on MHPC’s Inventory of Historic Sites. Plans include conversion of the existing building back to a one-family residence, demolition of an existing garage and construction of a new two-family home on the adjoining lot. Plans were reviewed. MHPC sent a letter with the subcommittee’s comments, including strong recommendation that the existing building be restored.

#### **10 Elm Street:**

Plans were reviewed for two new 4-unit apartment/townhome buildings, which would be sited on property opened by the demolition of two existing buildings. This would be a continuation of the adjoining Angelica Park townhome complex. Elm Street is listed on MHPC’s Inventory as a streetscape and represents a working man’s neighborhood of

modest homes which have been heavily modified. There was discussion about whether new buildings should be located further back from the street or brought closer and whether or not interpretive signage was appropriate. Since the date by which comment must be made is January 22, it was decided that a subcommittee, consisting of MHPC Members Kellogg, Rhodes, Foster and Lenahan, would take the matter under consideration and draft a letter with comments.

**36 Lathrop Avenue:**

Plans were reviewed calling for demolition of an existing home, subdivision of 100-foot lot into two 50-foot lots and construction of two new one-family homes with front-facing garages. The Orchard section is designated on MHPC's Inventory as a streetscape, and MHPC felt preservation of the existing home would help to preserve the history of the neighborhood and the streetscape. MHPC further recommended pushing back the new home and did not favor front-facing garage doors on the new house. The subcommittee, consisting of Mr. Kellogg, Ms. Rhodes, Ms. Foster and Ms. Lenahan, will give this application further consideration and draft a letter with comments by the January 22 deadline for the TCC meeting.

**Sign & Façade Applications update:**

**Kennedy's All-American Barber Shop – 40 Main Street:**

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

**New Business:**

**Dates for 2019 meetings and directing Clerk to publish notice:**

Monthly meetings in 2019 will take place on the second Tuesday of each month and the recording secretary will request that the Clerk publish proper notice of the meetings.

**Selection of Commission Chair and Secretary for 2019 and membership review:**

Ms. Foster and Ms. Lenahan were nominated to serve as Co-Chairs for 2019 and Ms. Jeisi was nominated as Secretary and Communications person. The aforementioned slate was unanimously elected. All current Commission members were re-appointed.

**Open Space, Recreation & Historic Preservation Committee report:**

Ms. Rhodes, liaison to OSRHP Committee reported Barbara Heskins-Davis of NJ Land Conservancy is working on updating the Historic Sites Map and the Greenway and Pathway Map. Commission members will take portions of the Inventory to do site check of historic sites. Ms. Rhodes will meet with Ms. Heskins-Davis for further discussion and to get answers to MHPC's questions and concerns.

**Goals for 2019:** (1) Updating the Cultural Resources Map; (2) Consult with legal counsel on MHPC's efforts to preserve Madison's neighborhoods and other legal issues; (3) establish new historic districts.

There being no further business, the meeting was adjourned at 9:20 p.m.

Laurie Hagerich, Recording Secretary