



### **THPC Minutes of November 5, 2015**

Chairman David Wall called the meeting to order at 8:05 P.M. and read the Open Public Meetings Act.

#### **Open Public Meetings Act**

In compliance with the Open Public Meetings Act, P.L. 1975, Chapter 231, the notice requirements have been satisfied.

Meeting dates for the year are confirmed at the Annual Meeting, and posted on the public bulletin board in the lobby of the Municipal Center and published in the Press Journal and The Record within the first 10 days of the New Year.

Copies of all revised or additional meeting notices are sent via fax to the Press Journal, The Record, Suburbanite and Northern Valley News and are posted on the public bulletin board in the lobby of the Municipal Center.

#### **Roll Call**

Chairman David Wall  
Michael Barone  
Richard Bennett  
Reno Danese  
Rita Heller  
Mario Turchi

Excused: Karen Neus

Also Present: Paul Stefanowicz, Mayor's Liaison  
Nick Stefanowicz, Student Liaison

#### **Certificate of Appropriateness**

ELIZABETH CADY STANTON HOUSE – 135 Highwood Avenue, Tenafly  
Owners Mr. & Mrs. Chang were represented by Matthew Capizzi, Esq., 11 Hillside Avenue, Tenafly; Paul Keyes, Landscape Architect; Peter Ditto, Architect from Tenafly were also present on behalf of Mr. & Mrs. Chang.

Mr. Capizzi said notice was published in The Record on 10/23/15. Chairman Wall said C/A had been deemed complete by THPC Secretary Neus.

Mr. Ditto said M/M Chang wish to add a one-story addition to ECS House. Highwood Avenue is at front of house; Park Street at side. He explained extensively the details of this addition and

proposed plan and introduced several photographs. Park Street side will have additional trees added. He showed a color-coded schematic of new areas of basement – 765'; Photo #2 of the first floor, which will be 790 sq. feet, which was also color coded. New areas will be mud room, walk-in closet and powder room. New kitchen and/or conservatory will be 16x18, hub of the home and have many windows (9 over 9). Butler's pantry for dining room and pantry for kitchen will be included. There will be sliders off conservatory onto new terrace. 2<sup>nd</sup> floor is adding 96 sq. feet and will have new master suite. Peter also had another rendering of ECS Home showing two views. Nearest neighbor in back of home is ¾ acre away. Photo #3 showed rear of house showing where additions will be on 2<sup>nd</sup> floor. New windows will have detail. Photo #4 taken from Park Street, showed 9/9 windows with same shutters, hardware and crown detail. Siding is 4-1/2 inch cedar; color is white; shutters dark green.

If people are passing the home, it will appear one story. There are some copper flashings, new ones will be brown, and then turn green with age. Mr. Capizzi showed picture of what conservatory will look like. Marvin has historically correct windows. Mario asked if it is known what windows are original on the house. Mr. Capizzi said attic windows are 6/6 and probably very old. Rita asked Mr. Capizzi to explain the Highwood Avenue elevation. He said the right side would remain the same, nothing is being changed, but the little terrace is being removed on right side. Dave asked about detached 3-car garage, owners can drive to back area from Park Street.

Paul Keyes, 29 Atwood, Tenafly, N.J. last appeared before THPC members when M/M Eric Kahn purchased ECS Home. Home has lovely hydrangeas, roses and stately trees. He will be adding big boxwoods; driveway will be 300' smaller, pulled up and put down again; there will be old NYC Belgium blocks. New terrace will match porte-cochere; Shimano oaks, pachysandra, roses and American Hollies and dogwoods are there. 4 new flowering trees will be added. Lattice will continue along bottom of house in one area. Dave said Elizabeth Cady Stanton talked about her daughter's wedding and a tree. Paul said it was a 125 year old beech that died. A dead oak was taken out and replaced with a Shimano oak. Mario asked about the piers and Grindawald signs on the piers. Dave said Stanton had nothing to do with Grindawald.

MOTION TO OPEN MEETING TO PUBLIC MADE BY RICHARD BENNETT; 2<sup>ND</sup> BY RITA HELLER. No one present from the public to speak this evening. MOTION TO CLOSE MEETING TO PUBLIC MADE BY RENO DANESE; 2<sup>ND</sup> BY RITA HELLER. So approved.

Mario asked Mr. Ditto if stone on the conservatory would match. Mr. Ditto said yes. Mike asked Mr. Capizzi why sliders, as screens will be visible. Mr. Capizzi said ease of getting in and out to bar-b-que.

Dave said this Certificate of Appropriateness could be approved in four ways: grant; grant with conditions; deny; or defer. Rita would like T. Robins Brown, Historical Consultant and author of '82-83 Bergen County Historical Houses book, to look at these plans with due diligence as premier concern is conservation. She doesn't want to delay approval but would like T. Robins Brown to see plans and address any concerns. Mike said this is an eloquent design; each owner has put their "stamp" on this ECS house. Richard thanked applicant for thorough and complete design; that they wisely stayed with one story for conservatory. History of house is important to Tenafly. Mario added the house is on National Register and it could be taken away if a reinspection were to find the addition was not done correctly. Rita said this is Tenafly's key designated residence. Dave said in view of excellent presentation and not to delay the work: #1 – accept; #2 - accept with conditions that T. Robins Brown look over the plans.

MOTION TO APPROVE UNCONDITIONALLY MADE BY RENO DANESE; SECONDED BY MIKE BARONE. AYE VOTE – 5; ONE ABSTAIN – RITA HELLER. So approved.

(At this point in the proceeding, meeting opened to the public.)

HERCULES INVICTUS, 3 Columbus Drive, Tenafly, a Member of the Tenafly Environmental Commission introduced himself. Environmental Commission's next meeting in early December. They are doing an event on time travel next August. Mr. Invictus wants to celebrate Tenafly's history. He met with seniors earlier today and hopes to do a living, oral history of Tenafly. The suffragettes were an important part of history. He wants to interview and video women of Tenafly and put on web site. Mr. Invictus has 10-12 questions for women to answer, but they don't have to, if they don't want to.

MOTION TO CLOSE PUBLIC PORTION MADE AND APPROVED.

### **Ivy & Sidewalk on Serpentine**

Chairman sent a letter to owner of this pre-1930 cement house. Owner has since removed the ivy. Chairman sent a letter to R. Burns, Building Department, regarding crushed sidewalk near East Hill Court, northeast corner. It is Mr. Burns' responsibility to enforce code regarding repair of sidewalk.

### **Mackay-Lowe Estate**

Rita reported there is negotiation pending for the mansion on as little land as possible. Councilman Zinna, who is involved, has said that there are 1-2 interested parties. For the Borough to buy the entire property would necessitate bonding. Borough Administrator Jewell Chin-Thompson estimated that price at \$6 million. Taking on this amount would be a speculative liability of the Borough of Tenafly. If property were obtained, the Borough would own or control for a short term ownership until Bergen County got the Open Space grants completed.

### **172 Serpentine Road**

Owners Kirsten Lee and Ryan Joo had their Architect Jordan Rosenberg, 27 North Broad Street, Ridgewood, N.J. present their application for Certificate of Appropriateness. They wish to add a two-car garage addition, front covered porch addition and renovate of an existing barn. Chairman wasn't sure if this qualified as a major or minor application. Mr. Rosenberg explained there is no garage now, just a carport. They would demolish carport and add 2-car garage with wrap-around porch using cedar plank, conditional approved color of Benjamin Moore gray blue with dark blue shutters or slate gray with blue shutters and white trim. Windows were previously approved to be replaced.

Barn shall not be repainted or disturbed; rotted boards will be replaced. Architect explained barn is now sitting in mud; they will bolt beams to house to stabilize and replace the foundation. Doors are in great shape. Dave added the hay door is two doors on the second level. It is a great example of 19<sup>th</sup> century barn. It was decided doors would be a false façade, bolted inside, for safety of the children. Doors being put on track and barn will remain red.

Architect explained face of porch matches the garage. Mario and Dave said they don't like it when garage is front and center. Architect could push it back. Dave mentioned garage on East

Hill, which is set back. The garage takes away curbside appeal of house up near the front. Mr. Rosenberg said it is 13 feet from porch to mud room. He preserved the patio area, a private court yard. Sliding barn doors on back of garage will open onto patio. Mr. Rosenberg said in Sleepy Hollow, NY historic homes have garages up front, which is ancillary to house. Richard also objected to garage up front, there must be another alternative. Architect is also converting house from side entrance to center hall entrance. Mario said you need 15 feet and only have 6-1/2 feet. Is it possible to push garage closer to house? Discussion ensued about dining room windows on side of house and garage would block those windows if moved back. Mario and Richard asked about roof slant and that this Queen Anne was in historic Atwood District. Architect answered dining room has three bay windows, he could push garage back some, but it would be poor design taste. Dave said garage height is not as high as house; garage gable and house gable have same pitch. Discussion about putting garage on other side of house, which is not practical, and other homes in area with garages. Mike spoke about his garage – darkness where attached and darkness on north side of house; doesn't want to disturb lighting/bay windows on this house. Architect said a contemporary addition was put on back of this home.

Discussion regarding changing door from side to front. Mario has been to this house and it is difficult to find the "front door" on the side of the house. Architect explained it would be a small 5 x 6 area for front doors, steps and staircase. Mario added no house in the entire district is "pure"; what they want to do inside is their business. He likes the wrap-around porch and center hall.

MOTION THAT GARAGE AND WRAPAROUND PORCH APPLICATION BE GRANTED ON CONDITION THAT HAYLOFT DOORS BE KEPT AND SECURELY BOLTED MADE BY RENO DANESE; SECONDED BY MIKE BARONE. VOTE: 5 AYES/1 NAY (Richard Bennett). So approved.

### **Budget**

MOTION TO HIRE T. ROBINS BROWN FOR \$1,200 FOR DESIGNATION REPORTS ON 89 & 93 HIGHWOOD AND TO APPROVE \$100/HOUR TO APPEAR AND DO A REPORT MADE BY RITA HELLER; SECONDED BY MIKE BARONE. So approved.

### **Sgt. Oresko Memorial**

Talk is that now Sgt. Oresko Memorial will be put in Huyler Park.

### **Adjournment**

MOTION TO ADJOURN MADE BY RITA HELLER; SECONDED BY RENO DANESE. So approved.

**MEETING ADJOURNED AT 10:58 P.M.**

Respectfully submitted,

Deborah L. Alvarez, Secretary/Transcriber

**MINUTES APPROVED DECEMBER 2015**