



THPC Minutes of October 6, 2016

Chairman Karen Neus 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 Record within the first 10 days of the New Year.

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

Roll Call

Chairman Karen Neus	Excused: Reno Danese
Vice-Chairman Mario Turchi	
Treasurer Rita Heller	
Secretary Richard Bennett	
Michael Barone	
David Wall	
Paul Stefanowicz, Mayor's Liaison* (Arrived at 9:25 PM)	
Ted Kagy, Planning Board Liaison	
Nick Stefanowicz, Student Liaison	

Approval of Minutes

Motion to approve minutes of September 7, 2016 made and seconded. So approved by all.

Proposed or Pending Designations – In Progress

19 PETER LYNAS COURT – It is on the agenda of Mayor & Council this evening, but question is: does it get referred back to Planning Board. Karen rewrote Final Report to the Public on the property and included the correct lot number 14.0.

20 FOREST ROAD – Ted Kagy, Planning Board Liaison, said Planning Board recommended this site for designation. Borough Attorney McClure is drafting Ordinance for designation, which will be a change in the zoning ordinance.

New or Pending Applications for Certificates of Appropriateness

80 MAGNOLIA AVENUE – Last month they repaved the driveway, pulled up blue stone, and graded sand for new blue stone. Building Department caught mistake of owners throwing away blue stone, which were broken. Karen and Dave notified of mistake; Mayor Rustin called Karen to ask if she knew of this. At this point, the contractor knew about, it but had already installed new blue stone. DPW has some old blue stone they've taken up, and homeowners needing blue stone should ask for Ken Kraus in that regard.

76 MAGNOLIA AVENUE – A C/A was submitted to replace wooden shingles dried, rotten and falling off the house. Owners report that squirrels have chewed holes in the shingles. Insurance inspectors would not renew insurance policy, which ended on August 11, 2016 at 12:01 A.M. Mary Byrne, homeowner, was able to get a two month extension. Karen did approve it, although inclined to deny. Karen spoke with homeowner and Kevin Tremble, Mario and Mike (historic homeowners). Mike reported that 76 Magnolia has replacement windows and has crown molding wrapped aluminum siding. Bottom half of home is covered with white aluminum siding. Conditions of C/A approval: see attached copy of the signed C/A.

Mike added this will hermetically seal the house and prevent further damage. It is not known what's behind the shingles. Mike has replacement windows and has crown molding wrapped with aluminum. Richard asked what form does approval take. Karen said home has been muddled over the years. Trim is covered in aluminum, although original trim in the back can be seen because aluminum trim is missing. Mike added he has major concern re: historic districts i.e., the home falls into disrepair because owners are seniors on fixed income. Tenafly needs to invest in these types of homes. Kevin Tremble likes spot repairs. Mike said he has many spot repairs on his home and those are failing. Dave said HPC should consider circumstances of each case; he does agree 100% with Karen's approval of the minor application. This house is labeled contributory to the district; the goal of repairing the original shingles/replacing in kind has to be weighed against monetary costs. The wood shingles are in poor condition. Mario did major renovation 10 years ago and the wood has now rotted. Karen said there are brown wooden shingles on the house. Karen has deemed this a minor application, but it could have gone either way – major/minor. Mike said more information is needed from homeowner as to what was shingle cost; their cost and cost of labor. Karen asked if shingles are original. Mario said period appropriate colors should be used.

Rita referenced the 2006 HPC nomination of Park Street as a historic district (an effort that was rejected by Mayor & Council on a second vote.) At that time, homeowners asserted their belief that house color choice was theirs alone. Would the Certificate of Appropriateness application for 76 Magnolia be a good subject for a case study by T. Robin Brown – the issue being the high cost of restoring original materials.

Budget Update

Rita said there are budget lines that have not been used. She must submit numbers in November; Mayor & Council approve budget in April. A training session with architectural historian would cost 3-\$4,000 – one 3 hour session in the morning; another three hour session in the evening; \$1,000 for T.R. Brown. \$5,000 is still available.

Old Business

Karen has letters for owners on Highwood to see if they're interested in designation. #93 is replacing their steps. Mario suggested letter to say: "HPC would like to nominate to nominate your home as historic. Can we go forward with this action? Karen added November 5th should be announced as a public hearing. Karen will send letter out regarding the November 5th meeting. Karen asked what next for HPC? Discussion followed regarding full-fledged designation report on homes if HPC wants to expand the district. Karen said hire T.Robins Brown to come to a meeting and have training session or training questions. A town hall meeting was suggested, but Karen wants T.R. Brown to speak with HPC first. It should be open to members of Planning and Zoning Boards.

Mike said a woman asked him why Charlie Brown's was torn down and not saved. Mike said labels with new names and logos on buildings take away from the history and luster of downtown. Karen said buildings would be more valuable if downtown buildings had designations. Someone said just go after the most iconic or do the streetscape between Clinton and Washington. Dave added, exclude Huyler Park and Railroad Station; just do one block downtown – the movie and marquee. Karen said expand Atwood District and move on this block in terms of owners selling buildings. Karen will speak to T.R. Brown, but asked the group how detailed a report they want or just cookie cutter report.

(At this point in the proceeding, 9:25 PM Paul Stefanowicz entered the room.)

Richard asked if HPC has a T.R. Brown report on PDF and can he get a copy. Karen said yes, she'd send it to him. Mike noted it was a great topic for discussion, but how detailed did they want to get. Going forward, how does HPC address a house that has shingles on it? Dave said training sessions are not covered under OPRA.

CIRCA Plaque at 116 West Clinton Avenue

Dave stated T.R. Brown recommends evidence that 1926 was the year of construction of 116 West Clinton Avenue, and Dave concurs with that. #116 W. Clinton might be the original house in the area. Dave received index cards from assessor that 1926 was the year home was completed. Sanborn maps and index cards also indicate 1926. Discussion then (1) should CIRCA sign indicate 1926; (2) Early 20th century or (3) Offer owner money back as evidence is too conflicting or available evidence points to earlier cellar, which has wood beam. Dave was lauded on the amazing amount of work he did on this project.

Motion made and seconded that CIRCA sign state early 1900's. So approved by all.

Dave will send an email re: date decided as early 1900's.

Teddy Roosevelt Monument Lighting & Security

Rita said Borough of Tenafly should be pursuing lighting and emergency lighting for the monument. HPC not going after grant for this project.

Sgt. Oresko Park and Monument

RFP is being drafted and will be sent out for bids for this work.

Fall Lecture

Dr. Ann Gordon will speak on October 25, 2016 at 7:00 PM at Tenafly High School Library on Elizabeth Cady Stanton and Susan B. Anthony. A packed house is hoped for. This event will be widely publicized throughout the area and in Tenafly. Karen will design a flyer. Paul has a friend who is a reporter. He will write an article on her.

Ted Kagy, Planning Board Liaison, Update

#86 Hillside subdivision has been denied. Vote was 1 yes; 6 no. They denied two homes going on the property. It is non-conforming use at this point in time.

Miscellaneous

Motion made and seconded for approval of David Wall to have archival report regarding 116 West Clinton Avenue put into HPC minutes of September 2016. So approved by all.

Adjournment

Motion to adjourn made and seconded. So approved by all.

MEETING ADJOURNED AT 10:00 P.M.

Respectfully submitted,

Deborah L. Alvarez

Secretary/Transcriber

MINUTES OF OCTOBER 2016 APPROVED 11/3/2016