



THPC Minutes of June 2, 2011

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:

Present: Chairman David Wall, Don Merino, Karen Neus, Paul Stefanowicz, Mario Turchi

Excused: Rita Heller

Also Present: Kevin Tremble

Approval of Minutes of May 5, 2011

Motion to accept minutes made by Don Merino; seconded by Dave Wall. So approved.

Certificate of Appropriateness

Certificate of Appropriateness granted for Colver House, 54 Magnolia Avenue for owner to put Belgium block on sides of driveway and black top, and to expand fence for back and side yard. Decision deferred until written estimate received on area of sidewalk with either 3 inches of blue stone and/or concrete, to be colored gray/blue for continuation of sidewalk.

Regarding roof: Dave Wall granted application since roof was 246#, which was higher than the minimum of 200#. Owner is eager for HPC input. Roof would have either lifetime or 30-year guarantee. He would like to proceed with fencing as replacement

was urgent. Karen said the process worked rather quickly, and this was a good success story with a positive experience for the owner. Dave said it might work nicely into Mayor's letter. Karen said the outcome was very positive, as was Presbyterian Church's fence.

New Alternate Not Yet Appointed

Sereno Danese has been suggested as an alternate, but not yet appointed. Paul and Don had experience with Mr. Danese when working on the recent renovation of the band shell. Mr. Danese knows building material and has been a volunteer at Davis-Johnson Park. Mayor pleased with this recommendation.

Lyman-Browning Estate Cottage at 170 Thatcher Road

Dave said this cottage has previously been discussed about becoming a landmark. It was discussed in presence of owner, however, Dave did not serve owner with Notice of Meeting by Certified Mail, and therefore we must bring motion again before HPC. The owner received the Certified Mail on May 20th. Notice signed by C.J. Ram, LLC – notice of our meeting, a description of property and map were published in The Record on 5/21/11. A report on the property was prepared by T.R. Brown, an architectural historian, and 4 copies of such report have been given to owner. It has also been seen by this Commission. Owner of Lyman-Browning Estate Cottage is not present this evening nor any other members of the public.

Motion made by Dave Wall to recommend historic landmark designation of Lyman-Browning Estate Cottage at 170 Thatcher Road to Mayor & Council and Planning Board; 2nd by Paul Stefanowicz.

Discussion followed regarding T.R. Brown's designation report: It has special historical and aesthetic interest and value to the Borough of Tenafly and exemplifies the broad cultural and social history of the locality. It qualifies under criteria (1) and (3) of the criteria for designation of a landmark:

- (1) that it is associated with events that have made a significant contribution to the broad patterns of our history;
- (3) that it embodies the distinctive characteristics of a type, period, or method of construction, or that it represents the work of a master, or that it possesses high artistic values, or that it represents a significant and distinguishable entity whose components may lack individual distinction.

The Historic Preservation Commission finds that among the important qualities of Lyman-Browning Estate Cottage are that it is associated the development of Tenafly in the 1865-1900 period and a significant country estate developed during this historical period. This estate is associated with George D. Lyman and J. Hull and Eva Browning, significant historical figures. The cottage is also associated with ordinary Americans who worked on the private estates of the wealthy. It embodies the distinctive characteristics of rural architecture of the mid-19th century that was promoted by Alexander Jackson Downing. It is an outstanding example of a picturesque

Downingesque cottage displaying outstanding stone work and high quality design. It was design and published by George E. Woodward, an architect of national importance. It has a place in the history of pattern book architecture.”

The estate cottage was displayed in Building by The Book, authored by Robert Guter & Janet Foster, Rutgers University Press.

Motion to recommend historic landmark designation for Lyman-Browning Estate Cottage property unanimously granted.

Motion made by Dave Wall to purchase more copies and to authorize the purchase of four more colored copies with a maximum expense of \$100; 2nd by Karen Neus. So approved.

167 Serpentine Road

This property is for sale. The prospective purchaser spoke with Dave Wall as she would like to put a bedroom over mud room of this property. Prospective owner was to submit plans for discussion at this June meeting. They were not present.

Don Merino said this is a big piece of property; the addition does keep character of the present home. Dave was concerned about the roof. The woman is eager to work with HPC. Don said if architect is reasonably informed and shows how it can be done, and makes addition compatible to character of house, then it would be acceptable. The key is architect doing homework.

Solar Panels

Motion by Don Merino to commend HPC Chair Dave Wall for fighting the good fight regarding solar panels not being placed in front of historic homes without an application for a Certificate of Appropriateness.

Karen Neus said there were solar panels near Huyler Park and the Roosevelt Monument.

Karen asked if THPC members could email a list of where solar panels are to Dave by Monday. This way they could get the list to PSE&G ASAP of the ones to come down.

Dave gave these locations:

1. Above Atwood sign on Engle Street
2. Westervelt & Engle – southwest corner

Don said the whole downtown area. Dave said two down in Huyler Park. Don asked isn't that permissible since PSE&G owns the poles. Dave said there were no judicial cases as of yet regarding the solar panels. Dave said to Mayor & Council they should get C/A. Borough attorney said they're a public utility.

Cell Pole – 44 Franklin

This problem is again before the Zoning Board Agenda, evening of June 6th, 2011.

Memorial Day – Bandstand

Don said it was a great Memorial Day. The event was a very positive one, good spirit about Tenafly, funds were raised and it gave everyone great civic pride. The mason finished doing the grout on Saturday.

Don said the articles written by Paul Stefanowicz in the Memorial Day brochure were very nice. Alice Rigney, Borough Historian, has money leftover from money raised and there is money from Dave Wall's walk-about.

Karen said everything was very nice and the bowler hats and great plantings were gave a positive effect. The brass band was an added special touch. HPC now has "group of friends of historic preservation". A potential future project for Alice's group might be restoration of an amphitheater, which once stood next to Roosevelt Commons. It was destroyed long ago. Kevin Tremble and Don Merino spoke with Peter Rustin, the Mayor of Tenafly, about this project – cost perhaps \$25,000.

Kevin said he suggested to Alice that she name her committee "The Tenafly Historic Conservancy Commission."

Communications

There will be a Bergen County Historic Event in Lancaster, Pa. June 10-12th. It will be Historic Home & Traditional Artist.

Mario went to Blauvelt Mansion for a breakfast and historical presentation for \$35.

There will be a National Preservation Conference in Buffalo, New York October 19-22.

On June 3rd, there will be a Statewide Historic Preservation Annual Conference @ Monmouth College; early bird registration \$65 or \$85 at door.

On May 25, 2011, the following Tenafly residents received a 2011 Bergen County Historic Preservation Commendation Award at the Church on the Green in Hackensack. Mario and Maria Turchi received an Award for Preservation or Restoration for "The Atwood Design One Project", Alice Rigney received an Award for Preservation Education for "Tenafly's Unidentified Photographer Book". Also present for the awards ceremony were Peter Rustin, Mayor of Tenafly, and David Wall, Chairman of Tenafly's HPC.

THPC will fill out an application for privately-funded restoration at statewide level to be submitted for May 2012 award.

Dave said placement on National Register does not prevent demolition by a private citizen.

Adjournment

Motion to adjourn for the evening made and 2nd by all present – 9:50 P.M.

Respectfully submitted, Debbie Alvarez