



THPC Minutes of November 4, 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 Dave Wall, Rita Heller, Don Merino, Karen Neus, Paul Stefanowicz, Mario Turchi
Excused: Reno Danese

Approval of September Minutes

Minutes were approved with the following addition: HPC thanks Dr. Merino for his many years of service.

Motion to approve made by Chairman Wall; seconded by Don Merino. So carried.

Approval of October Minutes

Minutes were approved with following edification: delete "is best for this site...not two car garage." Add "a decision by the HPC for a garage was still required." Mario asked can we revise if we don't like the way it is stated. Dave responded, "No, the minutes are to reflect what was actually said, but where we do not know what was said, it may be better to refrain from guessing." Don said keep more general, but Applicant has to come back with detailed drawings.

Motion to approve October minutes with above corrections made by Dave Wall; seconded by

Paul Stefanowicz. Karen Neus abstained. So carried.

Certificate of Appropriateness – 74 Highwood

Karen spoke about the paint colors under consideration by the owners of 74 Highwood, Alona Wartosky and husband. They ultimately submitted a C/A to the Building Office accompanied by swatches. Karen picked up the application from the Building Office and was told there was no permit required for paint colors, even in a historic district, only approval by the HPC.

Karen reviewed the application and after consulting members of the HPC, approved the choice of the following exterior colors: 74 Highwood exterior colors are Benjamin Moore Philadelphia Cream for main body, Muralo's Hazelwood for the shutters (a pale green), trim color is Benjamin Moore Mayonnaise, and porch floor is Muralo's Monument Gray. Swatches were attached to the C/A filed by the owners.

Dave said a C/A should be filed. Building Department might not require filing a C/A, but HPC does require okay for color. Finish was another concern. There is flat, satin and gloss. Dave found a Dutch Boy Paint pamphlet pertaining to finishes.

Mario said his architect is adamant that flat be used for siding and trim. Mario said owner should be allowed luster if they want. Don said in Cape May there is gloss on trim at the historic homes and the library on Cape Cod used gloss. Mario said he'd look into various paints. Don said it was the homeowner's choice as long as it goes with style of house; they should keep consistent with style of home. Rita asked if T.R. Brown has included paint in the new guidelines she is drafting. Mario said a homeowner should feel good about colors. Dave said they should go straight flat and mentioned Mario and Karen's homes as an example. Glossy is nice for trim, Karen's home is painted with low-lustre or eggshell, not flat and does not have shutters.

Dave said Guidelines mention color.

Certificate of Appropriateness – 72 Magnolia

Roofs – C/A application approved unconditionally. Mario said homeowners put a new roof on the garage, now want the same roof on the home. He and Dave looked at this house. Mario asked HPC members, do we want to tell homeowners which brand of shingle to use or say, we recommend these brands, 200 pounds and up. T.R. Brown Guidelines say only color. Kevin Tremble likes to consult the "red binder in Building Department". Dave recommended red binder be updated. Mario indicated he will do the update, call different companies, and throw away old information. Dave said there should be a historic line of paint colors and shingles. Benjamin Moore and Sherwin Williams are two companies. Rita said Kevin did the binder about 12 years ago. Mario said get pamphlets and have a generic pamphlet with old historic colors. Don said have a comprehensive guide on roofs, but general guidelines on color.

T.R. Brown – Solar Devices and Green Roofs

Dave brought up the National Park Service and question of whether HPC wants to adopt this platform re: solar devices and green roofs – it should be evaluated related to “minimal” impact on historic buildings and districts – greater flexibility for installation of energy-saving features or have a “no impact” approach to sustainability features.

Don said it should not be viewable from street, and used Mario’s home as an example. Dave said leave as T.R. Brown states. Don said do it case by case, depends on where they put it. Mario said visible from street/not visible from street. Each case will be discussed and considered. Don said there are solar panels in shape of slate roof. Dave said HPC should take a stand, take out the word “minimal”. Dave does not want to encourage people.

Guidelines of T. R. Brown

This motion to replace “the old paint on Page 52”:

”If solar power or green roofs are considered, they should have no impact or minimal impact on the historic appearance, or physical structure of the building, the site and/or the district.”

Motion made by Karen Neus; seconded by Don Merino. So carried.

T.R. Brown – pattern colored concrete – thicker is better. Mario said put blue stone on soft concrete. Karen asked if they freeze at different temperatures. Mario said if HPC going to require this of homeowners, HPC should have diagrams and choices. Don requested to Mario that he write up a paragraph and send it to T.R. Brown. Dave asked re: continued blue stone over driveway, is it reasonable of HPC to demand homeowners to do bluestone. Don said HPC let a woman go from gravel to concrete. Mario said he was forced to put bluestone over driveway. Dave said it is a hard thing to reinforce – insisting that homeowner install bluestone over driveway. Dave asked are we going to force owners wanting to replace driveways. Don read from Guidelines Pages 67-68 and 69.

Dave will send an email to T.R. Brown re: roofs – leave “should” and add “or HPC materials”.

Grant Applications

Rita and Karen both reported that a grant application to Bergen County’s Division of Cultural Affairs History awards is a time-consuming process for a relatively small amount of money (\$1,000) which must be matched from the HPC’s budget, which is already constricted.

Honoring Elizabeth Cady Stanton

November 12, 2011 @ Womrath’s at 1:00 PM there will be a skit by young people with

introduction by Dave Wall. The author of a new book, Penny Colman, will speak on Ms. Stanton. Alice Rigney might be in attendance. Dave brought up subject of statue of Ms. Stanton, Anthony and dog. Bob Kutik owner of Womrath's said a statue would be a great idea. Paul said the design would be costly. Dave said where would they put the statue, perhaps in proposed dog park or Huyler Park. Mr. Kutik represents Chamber of Commerce. Dave asked if HPC would formally want to support this or leave it to Chamber of Commerce or perhaps Alice Rigney's committee. Don said Chamber of Commerce has deep pockets and will benefit most from the project.

Don asked about "Grinwald" and what happened to the sign. Dave said it is stored on the property, and there is no mention of Grinwald in Ms. Stanton's writings. Question was raised: does HPC go back to owners and say where are pillars and you haven't finished the project?

Treasurer Rita Heller

Don asked if HPC has any money left. Rita said T.R. Brown's original bill was \$3,500 plus expenses. She did more work on research and Rita said it was fair ting to pay her more. Dave said T.R. Brown finished work on guidelines. Don said have electronic file in front office and a few copies available to look at. Paul broke it up in PDF segments. Mario said each HPC member should have one copy, front desk five copies, and a copy in library. It was decided to print 20 copies in all.

Rita said HPC has \$4,000 left. Don said tell T.R. Brown to submit her bill, which should be in the \$500 range. There will be \$3,000 left after paying T.R. Brown. Get the Guidelines copies made - \$979 on printing line. It was suggested cover page of Guidelines be in color.

Garden Club Donation

The Garden Club gave a \$50 donation to Trust Fund Account, now at \$235.

Informational

The members discussed future historic research and potential designations. Neither of the owners of the Sisson houses on Highwood Avenue is interested in having their homes protected by ordinance through designation. 93 Highwood is for sale. The Mackay house at 53 Knickerbocker deserves historic research due to its association with Malcolm Mackay and Donald Lowe. To date the home has only had three owners.

Motion made by Don Merino to spend remaining funds to start historic research on 53 Knickerbocker; seconded by Rita Heller. So carried.

Rita will have T.R. Brown submit her bill before the end of 2011.

Adjournment

Motion to adjourn by Dave Wall; seconded by M. Turchi. So carried. Meeting adjourned at 10:00 P.M.

Respectfully submitted,

Deborah L. Alvarez, Secretary