

**Historic Preservation Advisory Commission Meeting
Regular Meeting of October 19th, 2015 7:00 pm**

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Harry Kaplan read the Open Public Meetings Act and requested Commission Secretary Mrs. Citterbart to call the roll. Commission Secretary Mrs. Citterbart stated there was a quorum.

OATH OF OFFICE

None

ATTENDANCE: Mr. Porter, Mr. Kaplan, Mrs. Schulte, Mrs. Diglio

EXCUSED: Chairman Becker

FLAG SALUTE: was recited.

CONSIDERATION OF MINUTES:

September 21st, 2015

Mrs. Schulte made a motion to accept the September 21st, 2015 minutes. Mr. Porter seconded the motion.

Aye: Mr. Porter, Mrs. Schulte, Mr. Kaplan

OLD BUSINESS

None

NEW BUSINESS

**John Kweselait & Gercino Soares (#HPC-02-2015)
Block 8.09 Lot 5
178 Spring Street**

The applicants are proposing to rehabilitate the first floor commercial façade.

Sworn in:

John Kweselait

Wayne McCabe. Professional Planner. Pre-qualified by the Board and license is current.

Mr. McCabe stated: The application before you relates to a building located at 178-180 Spring Street. It is at the corner of Spring Street and Adams Street. It is currently referred to as The Style Shop building. The building is three stories high, wood frame, and constructed in 1900. The building has commercial establishments on the first floor. The second and third floors originally had apartments but for the past 60 years have been without apartments. They've cleaned out all the interior partition walls. So effectively

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it's open wall to wall on the outside. The original first floor as you can see from the 1902 photograph that's been provided to you had two entrances into the commercial establishments because there were two. They were divided by a center hall set of stairs that led to the second and third floors. The double-doors in the middle were the doors leading into the hallway and the stairway. The other two doors provided access to the two commercial retail establishments. The applicant is proposing to rehabilitate the commercial façade from what it is to what is proposed and shown on the architectural plan dated 10/7/2015, Sheets A1 and A2 and prepared by A. Ondar Design of Marlboro, NJ. They are also proposing to convert the second and third floors into apartments again and putting them back where each floor will have three one bedroom apartments and one efficiency apartment. Access for the entrance for the two floors of apartments will be in the back right side of the building on Adams Street. It will not be on Spring Street this time. Of particular concern to the Commission and based on your ordinance we have provided you with the architectural plans which show on the first sheet marked A1 the commercial retail establishments and how they'll be divided into tenant one area and tenant two area. You can see on the plan tenant one has 884 square feet and tenant two has 1,251 square feet. The partition is the location of the original partition which would have been the left hand wall as you entered the central doors to go up the stairs and those hatch marked areas are the remaining supporting columns for that, so that is basically serving as the support for the second floor. The doors have been relocated slightly so that they provide a complete balance in the entrance in the appearance of the façade. The new wall will come up against one of the window dividers so you won't have a wall end coming up against a window. It will provide a complete and appropriate separation of the commercial facades and it won't be seen from the outside. The two commercial areas do have proposed recessed doorways. They will be much as you see in the photograph taken in 1902 where the bottom under the main windows will have paneling, there will be paneling also under the windows under the recessed area and the door that is going to be constructed will be wood and it will be of the same design that you see here. In terms of the appearance of the façade you see that we are also having the clear story window above the main plate glass. What's not shown on the architectural plan, though we will stipulate this as part of our testimony, is that the bracket that you see on the front of the building on each one of the window dividers is a wood bracket that will also be put back in place much as you see it there. So essentially you are going to be getting the complete façade back with a change in the layout of the door. What's interesting here is that in the 1902 photograph it shows one step to get up onto the platform before you walked into the first floor commercial areas. We don't have that anymore so it's a straight run in. That's because this was taken approximately 12 years before the Town had Spring Street paved with 9" of concrete which effectively raised the entire street level because they casted it right on the grade. This in turn raised the curb level which in turn raised the sidewalk level which now has it coming straight into the store. We don't have any problem with getting access into the businesses now. In terms of the back of the building there were originally doors on the back of the structure and those will be reopened again. Those will be used for access on to the fire escape that will go down and land on the one story shed roof addition which is marked as a stock room here on the first floor plan and then lead down to the grade for

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emergency egress. The rest of the building on the second and third floors, fortunately in the last 115 years, have not been played with at all. They are the same windows, siding, molding, everything is intact. So basically it's going to be scrape, prime and paint. Any missing molding on smaller areas will be replaced in kind. We are talking about having signs over the entrance attaching to the top of the sign board and then having two goose neck lamps coming out and over to provide illumination for the signage. Again, that is something that will go to Kathy Citterbart for sign applications so that we will conform with the sign design codes for the Town. The back of the building will be coming before the Planning Board on Wednesday night, we are proposing to have a wood fence enclosed garbage and recycling facility there and one parking space. All the other parking for this will be arranged for through the Town by paying for parking in the Municipal Lots. We are looking to put the building back as it appears in the 1902 photograph in terms of all the architectural features. We're getting rid of the false brick that is now under the plate glass, the aluminum and the aluminum door. The other area to note is that in the recessed area for each of the two doors in the front in the ceiling we are going to have lighting so there will be a light projecting straight down into the entranceway so it won't be dark.

Mr. Porter questioned: On the three-story window in the recess, is that going to go along the frontline or is it going to be recessed in with the window?

Mr. McCabe stated: Those will be stepped in

Mr. Porter questioned: So your light will be above the third story window then?

Mr. McCabe stated: Yes.

Mrs. Schulte questioned: As far as the side of the building, is that going to be restored?

Mr. McCabe stated: Yes. Basically the side of the building is intact. What's also surprising is if you look at the old photograph you'll see two over two double hung windows and one over one on the front. That's what we have today. They are the originals.

Mr. Kaplan questioned: How many apartments were originally up there? Exactly what you are replacing now?

Mr. McCabe stated: There were four on each floor. When they tore out all the partitions they went back in and plastered it very well. The touch up work and the flooring was quite incredible.

Mr. Kweselait stated: On the side of the building where the entrance is going to be I would like to have a portico; an overhang there if that's possible. That way when people are getting there keys to get in they're not standing there in the rain getting wet. Are there any issues with that?

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Mr. McCabe stated: As long as you keep it in style with the building. That can be done.

Discussion ensued.

OPEN TO THE PUBLIC:

No public comment

Mrs. Schulte made a motion to accept the application as presented. Mr. Porter seconded it.

Aye: Mr. Porter, Mrs. Schulte, Mr. Kaplan

Motion carried.

Correspondence

Resolution #137-2015 – Approval of Historic Downtown Newton's Voluntary Code of Conduct

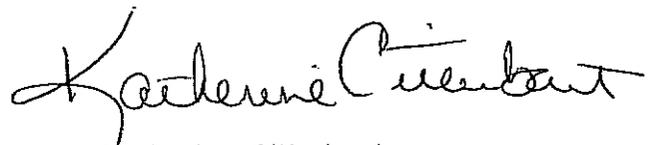
OPEN TO THE PUBLIC:

No public comment

ADJOURNMENT:

Mrs. Schulte made a motion to adjourn the meeting. Mr. Porter seconded the motion. The meeting was adjourned with a unanimous "aye" vote at 7:35 PM.

Respectfully submitted,



Katherine Citterbart
Historic Commission Secretary