

**Historic Preservation Advisory Commission Meeting
Regular Meeting of December 18, 2017 7:00 pm**

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Vice-Chairman 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

Robert Talty

ATTENDANCE: Mr. Porter, Mrs. Schulte, Ms. Baldini, Mr. Talty, Mrs. Diglio, Mr. Kaplan
Absent: Mr. Becker

PROFESSIONAL: Jessica Caldwell, Town Planner, J. Caldwell & Associates.

FLAG SALUTE: was recited.

CONSIDERATION OF MINUTES:

January 17, 2017

Mrs. Schulte made a motion to accept the January 17, 2017 minutes. Mr. Kaplan seconded the motion. The minutes were approved with a unanimous "aye" vote.

NEW BUSINESS:

Teyma Group (#HPC-1-2017)
185 Spring Street
Block 8.04, Lot 6

The applicant would like to redesign and alter the front façade of the building.

Joseph Priniano, East Windsor, NJ, architect for the applicant, was sworn in. He is licensed in NJ and his license is current.

Mr. Priniano stated: The applicant owns 185 Spring Street. It is a two-story building with a basement. The plan is to provide a facelift to the front façade. The drawings that I've prepared show two-color renderings of what the proposed building is going to look like. On the 2nd page are plans to the elevation and there's a picture of what the current building looks like. Right now there is a store front with a combined entrance to the 2nd floor. The intent is to separate that so there is a separate door to the 2nd floor, a new store front for the first floor, at the same time we are going to enhance the materials and colors on the front of the building. The intent is to keep a look that's true to the building and the area with a bit of a modern take on it. A lot of the decorative elements are going to remain, the corbels, the brackets, the dentil molding, and the goose neck lights on the top of the building. The lights are going to be repositioned and it will be a black color to match the paint scheme they are tentatively proposing. There will be two sets of triple windows on the top. The intent is to trim them out, change the materials around it and make it a bit more elegant. I specify the materials down the right hand side. But if the Board wants me to go into detail on each item I'd be happy to do that.

Mr. Porter questioned: In regards to the windows on Spring Street, are they going to have grills on them?

**Historic Preservation Advisory Commission Meeting
Regular Meeting of December 18, 2017 7:00 pm**

Mr. Priniano stated: The current windows have grills. The intent is to remove the grills and have a casement window in its place.

Mrs. Schulte questioned: So it's all new windows that you are putting in?

Mr. Priniano stated: Yes. The overall length and width of the frame will stay the same, but the windows will be replaced. They are old windows, probably single pane, very inefficient. The intent is to replace them with new more high efficient windows.

Mrs. Schulte questioned: Could you put the grills in it?

Mr. Priniano stated: We can if you want.

Mr. Talty questioned: Does the tongue in groove siding run vertically or horizontally?

Mr. Priniano stated: You use a lot of materials either way. A modern take on it is to run it horizontally. It is a very nice appearance. It is constructed in a way that it will be weather tight.

Mr. Kaplan questioned: Will the same tenant be there?

Mr. Priniano stated: I believe the intent at the moment is to keep the tenant in there.

Mr. Kaplan questioned: How are you changing the entryway?

Mr. Priniano stated: Right now you don't realize there is a door back there. It is tucked back about 20' from the sidewalk. We plan to move that forward to make it a more welcoming entrance from the sidewalk. With the redesign the intent is to pull that door closer but still allow for a storefront display on either side of the entryway door.

Ms. Baldini questioned: Will the storefront doors be wood?

Mr. Priniano stated: The intent is to have a glass door. Everything for the store will be all glass to match the existing conditions. So it is glass above the door, a glass transom above the double door and then there are glass displays on the side.

Mrs. Diglio questioned: Will you be replacing the siding on the side?

Mr. Priniano stated: I think it is currently brick and will stay brick. There is no work taking place on that side.

Mrs. Schulte questioned: So there are no changes to the existing brick other than cleaning it?

Mr. Priniano stated: That's correct. The sidewall down that alley is a red brick and it will stay a red brick. There's no intent on changing everything. The windows may be upgraded if they are old or broken, but the façade material will remain and it is about 85% of the wall.

Mr. Porter questioned: Your storefront and your exit door for the stairs, will it be wood or aluminum?

Mr. Priniano stated: The door itself would be a black aluminum door with a glass insert.

**Historic Preservation Advisory Commission Meeting
Regular Meeting of December 18, 2017 7:00 pm**

Mr. Talty questioned: Does the siding have a clapboard look?

Mr. Priniano stated: Yes and no. The clapboard gives you a shadow line on each board because they are all overlapping each other. With the more modern twist to it they are installed flush. So all the boards are smooth.

Mrs. Schulte stated: We are trying to keep a historic feel in the Town and you are talking about modernizing. Our goal is to keep that historic feeling on our streets.

Mr. Priniano stated: That is the intent of trying to enhance the building but still keep some of those features. Keep the multiple amount of materials, keep the brick across the front, keep the corbels, keep the brackets, keep the dentil molding. That is certainly the intent. The building right now is just a flat stucco. As far as any kind of elegant look, it's kind of plain. Across the top is very nice and has some features to it, but it looks like at some point someone just covered it up and put some flat stucco.

Mrs. Citterbart questioned: Have you had a chance to review the historic site inventory page for 185 Spring Street? I would defer further questions to Jessica Caldwell.

Ms. Caldwell stated: It was built in 1880 and it has had some modernization. It did say that all that remains of the original façade is the top part.

Mr. Priniano stated: We plan to keep that. Once you get up on a scaffold and really look at the elements, sometimes you find they are in really bad shape. But the intent is to restore those as accurately as possible.

Ms. Caldwell questioned: Do you intend to match the brick around the side to the front?

Mr. Priniano stated: Yes. Sometimes you get lucky and you start pulling back some of the facades that people have added over the years and a lot of times those items are covered. It was cheaper just to cover them. So sometimes the material is in fantastic shape. If the brick is there we intend to utilize it. If not we will purchase a brick that will be similar to what is on the rest of the building.

Mr. Kaplan questioned: Has the current tenant been made aware of the renovations?

Mr. Priniano stated: Yes. He has been involved in what's going on. He will lose window space, but gain floor space.

Ms. Caldwell questioned: Are you going to keep the red tile in the entryway?

Mr. Priniano stated: Only if it can be painted, but I don't know unless the Board has a preference.

Mrs. Schulte stated: We'd have to see what the condition is after the alteration is done.

Mr. Priniano stated: There might not be too much that's left there. I would think it would either be black or red.

Portion opened to public. None stepping forward. Portion closed.

Mrs. Schulte stated: Please add the grills in the windows.

**Historic Preservation Advisory Commission Meeting
Regular Meeting of December 18, 2017 7:00 pm**

Mrs. Citterbart questioned: Is there a certain number of grills?

Mr. Priniano stated: Nine technically. There will be three grill windows of 3 lites; 9 total.

Mr. Porter made a motion to approve as amended with 9 lite windows. Ms. Baldini seconded the motion. Application was approved with a unanimous "aye" vote.

Aye: Mr. Porter, Mrs. Schulte, Ms. Baldini, Mr. Talty, Mr. Kaplan

Marotta-Godkar LLC/Advanced Cardiology LLC (HPC#-2-2017)

Block: 5.01, Lot: 24

59 High Street

The applicant would like to install a handicap accessible wheelchair lift.

Sworn in: Darshan Godkar, 60 Quail Run, Randolph, NJ 07869, Doug Morrissey, 110 Auburn Court, Roaring Brook Twp, PA 18444.

Mr. Godkar described the practice and explained the need for a wheelchair lift based on how much the practice has grown and the patients that need access to it.

Mr. Morrissey stated: In the front of the building is an existing alcove with an old porch; on the 2nd to last page you can see it. The lift will be enclosed in a shaft and won't be visible from the street. You will see the facade of the building but not the lift itself. We are going to duplicate some of the panel systems and the trim that's existing on the building already into this shaft. The shaft is only 5' by 5' square. It's a small unit. We are going to put two windows in there to provide light in the shaft so people don't feel claustrophobic, and also tie the existing façade in with all the windows that already exist on the building. It works well in this location because it ties into the existing walkway and ramp in the front. It's only about half the size of the porch.

Mr. Kaplan questioned: Will it be encased?

Mr. Morrissey stated: Yes. You won't see the lift at all. There will be an inter-locked door that will remain locked when the unit is not there. When the unit gets to the very bottom, the door will open, you go in, and as soon as the lift leaves the ground the doors are closed and interlocked so nobody can open that door when the lift is not in there. You can't see anything of the internal workings of the lift.

Mr. Kaplan questioned: Will it be affected by weather?

Mr. Morrissey stated: No. This shaft will be constructed completely weather tight.

Mr. Porter questioned: What happens with snow when the door opens out into that vestibule?

Mr. Morrissey stated: There is actually a roof over the door here. Half of the existing roof is staying. The entire porch is about 10 or 11' wide. We are only using half of that so it will actually shelter that area.

Mrs. Diglio questioned: So the window that's here is going to be moved over?

Mr. Morrissey stated: That window will be eliminated.

**Historic Preservation Advisory Commission Meeting
Regular Meeting of December 18, 2017 7:00 pm**

Mrs. Diglio questioned: Will the roof here be extended over the shaft?

Mr. Morrisey stated: Yes, it will.

Mrs. Schulte questioned: Is the building going to be stucco?

Mr. Morrisey stated: The building is brick.

Mr. Godkar stated: When we bought this building it was already painted. The paint is peeling off and very neglected. We had it tested. I want to take off the lead based paint and leave it brick. The back has existing siding so we will not touch that. I want to request from the Commission since we are doing this with your permission, putting up the elevator, when we are doing that a lot of that paint will be coming off. Is it ok if we can take that lead paint off with a lead certified agency and restore the brick facing like it was before.

The Commission was agreeable to that.

Mr. Morrisey stated: The shaft, the existing bump out there is a bay upside. There's a wood panel. We are going to duplicate that with the new shaft. The raised panel look will be duplicated on the shaft. Once you put those two large windows in there's not a lot of space around the windows. So we think it would be better to duplicate the trim detail that's existing only on the side there.

Mrs. Schulte questioned: The wall that you put up, that's just cement right now? It hasn't been painted? Is there anything that can be done to make it more aesthetic?

Dr. Godkar questioned: Do you have a suggestion?

Discussion ensued over how to hide the wall.

Dr. Godkar stated: I could have it painted to match the brick front.

Mr. Morrisey stated: You could have it landscaped as well.

Mrs. Schulte stated: That would be great.

Ms. Caldwell stated: The original main block, thought to be the oldest brick house in Newton, was built by George McCarter in 1819 from brick fired in the Johnson kiln, located at the intersection of Division Street and High Street. McCarter was a leading tradesman of the Town. It sounds like it would be good to restore the original brick. It was fired in the Johnson kiln which was the original kiln.

Mrs. Diglio stated: I think the ramp should be painted to match the brick building as close as possible and then landscape the front as discussed, considering it's one of the oldest buildings we have.

Mr. Porter made a motion to accept the application with painted ramp to match building and adding landscaping in front. Mr. Talty seconded the motion. Application was approved with unanimous "aye" vote.

Aye: Mr. Porter, Mrs. Schulte, Ms. Baldini, Mr. Talty, Mr. Kaplan

**Historic Preservation Advisory Commission Meeting
Regular Meeting of December 18, 2017 7:00 pm**

OLD BUSINESS

None

CORRESPONDENCE:

Letter from Mr. George Markou regarding his wish to withdraw his demolition permit for 79 Main Street (block 8.08/lot 6) and donate the property to the Historic Society of Newton.

2018 MEETING DATES

*January 16, 2018

*February 20, 2018

March 19, 2018

April 16, 2018

May 14, 2018

June 18, 2018

August 20, 2018

September 17, 2018

October 15, 2018

November 19, 2018

December 17, 2018

January 22, 2019

***Held the day or days following a Legal Holiday or Court**

**** No meeting in July**

The meetings were approved with a unanimous "aye" vote.

PUBLIC PORTION:

No public stepping forward, this portion closed.

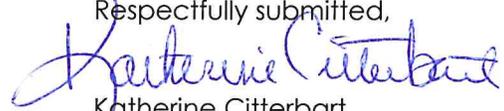
ADJOURNMENT:

Mrs. Schulte made a motion to adjourn the meeting. Mr. Kaplan seconded the motion. The meeting was adjourned with a unanimous "aye" vote at 8:02 PM.

The next regular scheduled meeting will be held on January 16, 2018 at 7:00 PM in the Council Chambers of the Municipal Building.

**Historic Preservation Advisory Commission Meeting
Regular Meeting of December 18, 2017 7:00 pm**

Respectfully submitted,



Katherine Citterbart
Historic Commission Secretary