

MINUTES OF THE MONTCLAIR HISTORIC PRESERVATION COMMISSION
May 14, 2009

PRESENT: Ira Smith, Denis Orloff, Councilman Murnick, Andrew Hageman, Frank Rubacky, Diane Scotland. Christie Rule and Commission Secretary Patrick Franco Jr.

ABSENT: Jonathan Perlstein

ORDER AND ANNOUNCEMENTS

The meeting was called to order at 7:35 pm by Chairman Smith. Mr. Franco read the notice of compliance with the New Jersey Open Public Meetings Act and indicated that appropriate notice was forwarded to the officially designated newspaper of Montclair and also posted in the Municipal Building. The schedule of meetings is also posted on Montclair Township's web site.

APPROVAL OF MINUTES

Vice Chairman Orloff moved to memorialize the minutes of April 16, 2009 as amended and seconded by Ms. Scotland in a vote of 5 ayes, no nays, and Commissioner Rule abstaining.

APPROVAL OF RESOLUTIONS

Ms. Scotland moved to memorialize the resolutions as submitted and seconded by Vice Chairman Orloff in a vote of 5 ayes, no nays, and Commissioner Rule abstaining.

1. HPC 2009-9 32A Church St (*Minnow*)

NEW BUSINESS

1. **Demetri Malki**
Table 8
HPC 2009-10
615 Bloomfield Ave

Chairman Smith called for the representatives of this application to come forward. Demetri Malki, Applicant, came forward and was sworn.

On May 19, 2005, the Commission granted conditional approval for the rehab of the existing storefront.

The current proposal calls for new dimensional letters measuring 15" in height by 66" wide and flush mounted to the brick wall. The applicant has indicated that a sample of the letters will be brought to the meeting.

Mr. Malki stated that the letters would sit flush against the brick and will be drilled into the mortar.

Chairman Smith suggested using caulk or sealant which will help with the preservation and maintenance of the storefront.

Commissioner Rubacky stated that there are too many numbers in the design. Vice Chairman Orloff agreed. Chairman Smith also agreed and stated that they should sit on the trim above the door.

Commissioner Rubacky asked if Red letters and Numbers would be a better choice. Mr. Malki stated that it would match the brick.

Commissioner Scotland asked if blue would be appropriate. Mr. Malki stated that the bronze he selected looks the best.

Chairman Smith suggested changing the vinyl lettering in the window to pick up the proposed gold dimensional letters.

Chairman Smith also suggested moving the address numbers in the center of the recessed doorway and set right on the trim.

Chairman Smith, upon hearing no further questions and discussion from the Commissioners, opened the meeting up to the public. No public comments were offered on this application and the meeting was closed to the public.

On a motion by Vice Chair Orloff, and seconded by Commissioner Rule the Commission voted to approve the application with conditions in a vote of 6 ayes, no nays, and no abstentions.

The following are conditions of approval:

1. The address numbers "615" are to be centered over the recessed entry and set directly on the metal trim.

2. Carolyn Babcock
Fred Astaire Dance Studio
HPC 2009-11
604 Valley Rd

Chairman Smith called for the representatives of this application to come forward. JC Aviles, Competitive Signs, and Carolyn Babcock, Applicant came forward and were sworn.

Fred Astaire Dance Studio is on the 2nd floor of 604 Valley Road. The entryway for the Dance Studio is located at street level between TD Bank North on either side. The proposed sign measures 76 inches wide by 12 inches high and is set and an aluminum

background. The proposal calls for raised dimensional logo and letters with brushed aluminum faces.

Mr. Aviles stated that the letters would be stud mounted ½ inch off the background; similar to Sahana Spa.

Vice Chairman Orloff asked if everything will be pin mounted. Mr. Aviles stated that it would.

Vice Chairman Orloff asked about the background. Mr. Aviles stated that it is a black matte frame and would sit flush with the TD Bank signs.

Chairman Smith, upon hearing no further questions and discussion from the Commissioners, opened the meeting up to the public. No public comments were offered on this application and the meeting was closed to the public.

On a motion by Vice Chair Orloff, and seconded by Commissioner Rule the Commission voted to approve the application as submitted in a vote of 6 ayes, no nays, and no abstentions.

3. Jane Winston
Tory James
HPC 2009-12
2 Church Street

Chairman Smith called for the representatives of this application to come forward. JC Aviles, Competitive Signs, and Jane Winston, Applicant came forward and were sworn.

The proposal calls for a new Sunbrella Canvas shed awning to be installed measuring 162 inches wide by 48 inches high with a 36 inch projection. Hand painted graphics and lettering is proposed on the front and side lip of the awning measuring no higher than 5 inches.

Mr. Aviles stated that the awning would be a Tuscan color with brown and ivory letters and logo. The awning would hang 10-12 inches below the window frame.

Chairman Smith stated that scalloped bottom edges would look good but it is not a necessity.

Vice Chairman Orloff asked the proximity of the new shed awning to the adjacent waterfall awning. Mr. Aviles stated that he followed the line between the doors which are approximately 12-18 inches.

Commissioner Rubacky asked if the shoe logo would be seen on both sides. Mr. Aviles state yes.

Chairman Smith, upon hearing no further questions and discussion from the Commissioners, opened the meeting up to the public. No public comments were offered on this application and the meeting was closed to the public.

On a motion by Commissioner Hageman, and seconded by Commissioner Rule the Commission voted to approve the application as submitted in a vote of 6 ayes, no nays, and no abstentions.

4. Lime Contracting Inc.

HPC 2009-13
8 Gates Ave

Chairman Smith called for the representatives of this application to come forward. Paul Perrina and Mike Barrel, Lime Contracting, came forward and were sworn.

The proposal calls for the following:

1. Removal of existing paint with Smart Strip paint remover
2. Pressure wash at 1200 psi (our design guidelines call for no more than 400 psi)
3. Misc. brick replacement and spot mortar cut out
4. Brick re-pointing

Mr. Perrina stated that the property owner received grant money to remove the existing paint from the brick. Smart Stop Paint Stripper will be applied and then Pressure Washing between 600-700 PSI. In addition, about 40-50 bricks need to be replaced and we have suppliers with old brick and new-old brick.

Chairman Smith asked if all 4 facades will be renovated. Mr. Perrina stated yes.

Chairman Smith asked if the stone sills will be treated. Mr. Perrina stated yes.

Vice Chairman Orloff asked how the stucco infills will be treated. Mr. Perrina stated that will be painted to match.

Vice Chairman Orloff stated that he is concerned about the PSI and asked about lowering it. Mr. Perrina offered to do a sample at 400-500 PSI. Chairman Smith stated that a 600 PSI would be acceptable because it is a common brick.

Commissioner Rule asked about the condition of the mortar. Mr. Perrina stated that it is 80% missing and $\frac{1}{2}$ to $\frac{3}{4}$ inch joints. Commissioner Rule asked what color it is. Mr. Perrina stated gray.

Vice Chairman Orloff stated that he would like to see clean brick and mortar before making a decision on how to treat the stucco.

Vice Chairman Orloff asked how long the work would last. Mr. Perrina stated approximately 90 days.

Chairman Smith asked the best time to apply the paint remover. Mr. Perrina stated the manufacturer suggests between the months of June through September.

Chairman Smith, upon hearing no further questions and discussion from the Commissioners, opened the meeting up to the public. No public comments were offered on this application and the meeting was closed to the public.

On a motion by Vice Chairman Orloff, and seconded by Commissioner Scotland the Commission voted to approve the application with conditions in a vote of 6 ayes, no nays, and no abstentions.

The following are conditions of approval:

1. Samples of the mortar joint type and color shall be approved by a sub-committee before work begins
2. The stone sills shall be stripped in the same manner as the rest of the building
3. The paint removal shall only take place in the warm season and as per the manufacturers' recommendations
4. Samples of old brick and new-old brick intended to repair/replace existing brick shall be approved by a sub-committee
5. No more than 600 PSI shall be used, per MHPC Design Guidelines, unless higher pressure is previously approved by the MHPC sub-committee
6. As per the recommendation of the applicant, the color of the window in-fills and all stucco surfaces shall be approved by a sub-committee

5. Mike Stahl
HPC 2009-14
29 Valley Rd

Chairman Smith recused himself from the application.

Vice Chairman Orloff called for the representatives of this application to come forward. Mike Stahl, Applicant, and Eric Maran, Smith Maran Architects, came forward and were sworn.

Mr. Maran stated that the rear of the property can be seen from a Township Parking lot; therefore Historic Commission review is necessary.

The proposal calls for a 4' addition at the rear of the building including a new landing and stairs. Also proposed are new Pella Aluminum Clad Windows in new window openings, pressure treated lattice, and new wood shingles to match existing.

Commissioner Rule asked if the trellis is attached to the structure. Mr. Maran stated yes. Commissioner Rule asked if the trellis is wood. Mr. Maran stated that it is pressure treated and weathered to allow for vines to grow. Commissioner Rule asked for more

detail on the lattice. Mr. Maran stated that it is vertical and horizontal and pre-fabricated at 3/8" thick.

Commissioner Rubacky asked about the vegetation. Mr. Stahl stated he would use a vine that grows in spring and dies in the winter.

Vice Chairman Orloff asked about the siding. Mr. Maran stated that it is asbestos.

Vice Chairman Orloff, upon hearing no further questions and discussion from the Commissioners, opened the meeting up to the public. No public comments were offered on this application and the meeting was closed to the public.

On a motion by Commissioner Scotland, and seconded by Commissioner Rule the Commission voted to approve the application as submitted in a vote of 5 ayes, no nays, and no abstentions.

6. Plaza Convenient Plus

HPC 2009-15

412 Bloomfield Ave

Chairman Smith called for the representatives of this application to come forward. JC Aviles, Competitive Signs, came forward and was sworn.

The proposal calls for a new aluminum sign measuring 120 inches wide by 18 inches high.

Chairman Smith asked what material the letters are. Mr. Aviles stated vinyl.

Vice Chairman Orloff asked about the background. Mr. Aviles stated white aluminum.

Commissioner Scotland asked what the existing band material is. Mr. Aviles stated painted wood.

Commissioners Scotland and Orloff stated that there is too much going on with the lettering and there is no breathing room. The Commission agreed.

Commissioner Rubacky asked what the background finish is. Mr. Aviles stated it is a glossy finish.

The Commission recommended new plans be submitted for sub-committee approval.

Chairman Smith, upon hearing no further questions and discussion from the Commissioners, opened the meeting up to the public. No public comments were offered on this application and the meeting was closed to the public.

On a motion by Commissioner Rubacky and seconded by Commissioner Rule the Commission voted to approve the application with conditions in a vote of 6 ayes, no nays, and no abstentions.

The following are conditions of approval:

1. New plans are to be submitted to a sub-committee for approval

DISCUSSION ITEMS

7. Anderson Park State and National Register of Historic Places

Chairman Smith called for the representatives to come forward. Lisanne Renner, Historian, Friends of Anderson Park and William Scott, Montclair Parks and Recreation Advisory Committee came forward.

The Commission noted that the park was designed by landscape architect John Charles Olmsted and is part of the pioneering Essex County park system, the first countywide park system in the nation and is worthy of designation.

Mr. Scott stated that the Township Parks and Recreation Advisory Committee is fully supportive of the designation.

The Commission also were unanimously in support of a favorable recommendation of Anderson Park, Montclair, NJ for the State and National Registers of Historic Places.

On a motion by Commissioner Rule and seconded by Commissioner Hageman the Commission voted to adopt a letter of support in favor of designation on the State and National Registers of Historic Places, in a vote of 6 ayes, no nays, and no abstentions.

Adjourn

At 10:15 pm, Commissioner Rule moved to adjourn the meeting. This was seconded by Commissioner Scotland.

Respectfully submitted,
Patrick J. Franco Jr., recording secretary