



THE TOWNSHIP OF MILLBURN

375 MILLBURN AVENUE
MILLBURN, NEW JERSEY 07041

MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING TOWNSHIP OF MILLBURN COUNTY OF ESSEX April 1, 2021

A regular meeting of the Historic Preservation Commission was held on, April 1, 2021 at 7:30P.M. via Zoom.

Nicole Dante, Secretary, opened the meeting by reading Section 5 of The Open Public Meeting Act, Chapter 231, Public Law 1975.

ROLL CALL

PRESENT: Mrs. Canfield, Mr. Davis, Mr. Frenkel, Mr. Nalitt,
Mrs. Gaylord, Mrs. Esquivel

ABSENT: Mrs. Sharma, Mr. Kramer, Mrs. Wanga

ALSO PRESENT: Attorney Andrew Brewer, Barton Ross Historical Preservation
Consultant, Secretary, and Nicole Dante

MEETING MINUTES

Upon a motion by Commissioner Gaylord to approve the minutes of the March 4, 2021 meeting as submitted, seconded by Commissioner Frenkel and with unanimous voice vote, the minutes were approved.

MEMORIALIZATIONS

Application #482; 60 Stewart Rd.; Block #3104, Lot #13; Grant & Sydra Miller – Applicant

Upon a motion by Commissioner Davis to memorialize Application #482 as submitted, seconded by Commissioner Frenkel and with a roll call vote as follows:

Mrs. Canfield-Yes
Mr. Davis-Yes
Mr. Frenkel-Yes
Mr. Nalitt-Yes

Application #486; 84 Cypress St.; Block #206, Lot #14; Non-Contributing Property; Wyoming Historic District / Kathryn Huang – Applicant

HISTORIC PRESERVATION COMMISSION MINUTES

April 1, 2021

Upon a motion by Commissioner Gaylord to memorialize Application #486 as amended, seconded by Commissioner Esquivel and with a roll call vote as follows:

Mrs. Canfield-Yes
Mr. Davis-Yes
Mr. Frenkel-Yes
Mrs. Esquivel-Yes
Mr. Nalitt-Yes
Mrs. Gaylord-Yes

OLD BUSINESS

Application #458; 151 Highland Ave.; Block #3104, Lot #1; Non-Contributing Property; Short Hills Park Historic District / Bodepudi Bathula – Applicants

Revisions to design for front porch and roof material clarification.

Mrs. Bathula, Applicant and Mr. Klesse, Architect were present.

Mr. Klesse, referring to the roof, found that upon inspection the existing slate will remain on the primary building as indicated at the previous hearing. The addition will be asphalt. The old slate will be retained and used to patch the existing roof.

Referring to a February 11th letter requesting portico approval from the Minor Work Committee. Various designs were presented. The requested portico contains square columns.

Various elevations were presented with the new design.

Mr. Ross and Commissioner Frenkel commented he prefers the round columns over the square. Commissioner Nalitt stated he approves both columns. Mrs. Bathula stated she prefers the square columns. Chair Canfield stated that due to the arch, she feels round columns are needed. Chair Canfield stated that she would suggest they take the advice of Mr. Ross in choosing the round columns.

Commissioner Gaylord and Commissioner Esquivel questioned the size of the door compared to the portico. Mr. Klesse stated it is wider than the photo shown.

Commissioner Davis questioned the roof material. Mr. Klesse stated the existing roof will remain the same with slate line shingles on the addition.

Commissioner Esquivel asked if the porticos are identical. Mr. Klesse stated they are relative to scale.

The applicant agreed to the round columns.

Upon a motion by Commissioner Frenkel to approve Application #458 as submitted, seconded by Commissioner Esquivel and with a roll call vote as follows:

HISTORIC PRESERVATION COMMISSION MINUTES**April 1, 2021**

Mrs. Canfield-Yes
Mr. Davis-Yes
Mr. Frenkel-Yes
Mrs. Esquivel-Yes
Mr. Nalitt-Yes
Mrs. Gaylord-Yes

NEW BUSINESS**Application #488; 20 Forest Dr.; Block #2109, Lot #9; Contributing Property; Short Hills Park District / Miraglia Barbaccia/ Klesse Architects – Applicant**

Application for front facade alterations.

Mr. Barbaccia and Mrs. Miraglia, Applicant and Mr. Klesse, Architect were sworn in.

Mr. Klesse gave a background of changes to the front façade of the house over the years. Mr. Klesse stated this house needs modifications in order to make it livable for today's standards.

Mr. Klesse, referring to drawings that were distributed, presented a first floor plan. A chimney is proposed to be removed from an interior wall to enlarge the kitchen.

Referring to the 2nd floor, the removal of the chimney will allow a larger bathroom.

Referring to the elevation, a rebuilt chimney with the same brick from the original chimney was presented.

Exhibit A1, consisted of 6 versions of the kitchen area. Option A is the original presentation of a bay window. Option B is an inverted bay window to match the window in the front of the house which is preferred by the applicant. Version C is a flattened window option. Option D is two double hung windows. Option E is a triple hung window and Option F is a picture window with side windows.

Mr. Klesse stated that his client would like to install a larger window Option 2, matching the details of the window on the other side of the house. Mr. Klesse agreed to put in planting where necessary.

Mr. Ross, referring to his report, stated that he feels the chimney is a good choice. Mr. Ross stated that while he understands the need to upgrade and modernize the home, it is a key house in the district. Mr. Ross, referring to a photo from 45 years ago, stated the roofline has been extended. Mr. Ross stated it is the front façade and is original. Mr. Ross stated the stone and brick is an original Hartshorne design.

Commissioner Esquivel questioned if the applicants considered any other possibilities. Mr. Klesse stated that the 6 options he presented are the options.

Commissioner Frenkel questioned if the Park Place bay window is original. Mr. Klesse stated that it is a recessed bay window. It is one of two windows.

Commissioner Davis stated, referring to the options, asked how much light comes in the window. He also agrees the windows are mismatched.

Commissioner Gaylord stated she likes Option B the best. She appreciates why the applicant would want the windows centered.

HISTORIC PRESERVATION COMMISSION MINUTES**April 1, 2021**

Chair Canfield asked if there are historic pictures of the house. Mr. Klesse stated he couldn't find any in the file. Mrs. Canfield stated the front of the house historically was 20 Forest. Mrs. Canfield, referring to the plans, asked if the rear of the building is all glass which would bring in light. Mr. Klesse stated it is an octagon window. Chair Canfield asked if the brick work will be duplicated around the window. Mr. Klesse confirmed.

Commissioner Nalitt stated that Option 2 is very attractive and in keeping with the house. Commissioner Nalitt stated it is symmetric and functional.

Commissioner Frenkel stated that he understands the need for more light and agrees option B matches Park Place.

Commissioner Davis commented that the chimney opens a lot of options by removing it. He finds it difficult to approve cutting into the wall and wonders if there is a way to do it leaving the windows as they are.

Chair Canfield commented that as long as we keep altering historic homes, the inventory is gone. This is the front of the house and is still referenced as #4. The idea is to bring it back to its original design and keep it that way. Chair Canfield stated that a kitchen should be designed around these historical elements. Chair Canfield requested that they consider keeping the windows.

Mr. Klesse, referring to the floor plan stated that the issue with the kitchen is there are too many holes. There is a very small amount of space available for a window. This is a compromise that should be made for this house to update it for modern living. There is one place to put the sink, which a window would make the most sense.

Attorney Brewer stated that if we choose, two separate votes could be made upon voting for the chimney and windows separately.

Commissioner Esquivel agreed with two votes and is not comfortable with changing the façade.

Commissioner Nalitt agreed the chimney is not an issue.

Mr. Klesse and the applicant asked for chimney approval and Option B bay window separately.

Upon a motion by Commissioner Gaylord to approve Application #488 as submitted, seconded by Commissioner Frenkel to remove the chimney with a roll call vote as follows:

Mrs. Canfield-Yes
Mr. Davis-Yes
Mr. Frenkel-Yes
Mrs. Esquivel-Yes
Mr. Nalitt-Yes
Mrs. Gaylord-Yes

Upon a motion by Commissioner Gaylord to approve Application #488 as submitted, seconded by Commissioner Frenkel to install Option B bay window with a roll call vote as follows:

Mrs. Canfield-No

HISTORIC PRESERVATION COMMISSION MINUTES

April 1, 2021

Mr. Davis-No
Mr. Frenkel-Yes
Mrs. Esquivel-No
Mr. Nalitt-Yes
Mrs. Gaylord-No

Application #486; 84 Cypress St.; Block #206, Lot #14; Non-Contributing Property; Wyoming Historic District / Kathryn Huang – Applicant

Application for a rear addition.

Mrs. Huang was sworn in.

Mrs. Huang presented photos of the rear of the house with no back door. A full interior renovation and removal of vinyl siding to reveal the existing cedar shakes. Replacing windows with traditional insulated glass in the front and rear. A video from the street was presented.

Front, side and rear elevations of the house was presented. Steps and railings will be replaced. The rear of the house will have a back door with an enclosed porch. An addition over the screened porch with a gabled roof was presented.

A master bathroom and bedroom will be added to the second floor.

Mr. Ross commented that he approves with the applicant's plans. Restoring the original shingles and new wood porches will enhance the house. Mr. Ross would like to see half round gutters and prefers fiberglass for the porches.

Commissioner Gaylord, Frenkel, Nalitt, Esquivel and Davis agree with the plan.

Chair Canfield asked if the gutters will be half round. Mrs. Huang agreed. Chair Canfield asked if there is anything that won't benefit from Mr. Ross's comments. Mrs. Huang shared the recommendations with the architect and is on board.

It was agreed to vote and memorialize at the same meeting.

Upon a motion by Commissioner Esquivel to approve Application #486 as submitted, seconded by Commissioner Frenkel and with a roll call vote as follows:

Mrs. Canfield-Yes
Mr. Davis-Yes
Mr. Frenkel-Yes
Mrs. Esquivel-Yes
Mr. Nalitt-Yes
Mrs. Gaylord-Yes

Application #490; 6 Stewart Rd.; Block #2201, Lot #9; Non-Contributing Property; Short Hills Park Historic District; Mark Boidman/ Douglas E. Miller Architect – Applicant

Conceptual Application for a teardown and construction of a new single-family residence.

HISTORIC PRESERVATION COMMISSION MINUTES**April 1, 2021**

Mr. Miller, Architect gave the history of the home. Mr. Miller shared views of the property. A view of the current garage with a loft was presented. A structure was added to the right of the garage, which will remain. Mr. Miller proposes adding a third bay to the garage and linking it to the house with a mudroom. The materials will mimic the existing one car garage. Stucco, cedar shake and glass will be used. A glass front will reflect the vegetation in the yard. A pool will be added. An aerial view of the site was presented.

Commissioner Frenkel stated he does not object to taking the house down. Mr. Frenkel finds it interesting but feels it should be toned down.

Commissioner Esquivel asked if the garage will have changes. Mr. Miller stated that an additional garage bay would be added. Commissioner Esquivel questioned the size of the house. Mr. Miller stated it is slightly larger.

Commissioner Davis questioned when the garage was constructed and asked if the property was subdivided. Commissioner Davis stated the design is improved upon what is there currently.

Commissioner Gaylord stated that she would like to know more of the history of the garage. Mr. Ross will look into the history of the house and what the garage actually was. Mr. Ross shared a 1928 map showing the garage as an original carriage house.

Chair Canfield asked what is being captured with the inset windows. Mr. Miller stated it creates a shadow line and creates visual interest to the façade giving it a geometric form and breaks down the scale. Chair Canfield stated a pool in the front yard needs research, yet finds it interesting and unique. Chair Canfield likes the reflective glass.

Individual Historic Landmark Nominations:

Mr. Ross stated with additional funding, the HPC was able to move forward with three nomination projects. Creating landmarks for the Hessian and Parsil Houses as well as the Parsil Cemetery. Mr. Ross stated the applications are in the Drop Box.

Nicole and Attorney Brewer will coordinate with the town to notice the property owners in order to vote next month.

Mr. Ross explained the process.

- a. Hessian House (1730)
- b. Parsil House (1828)
- c. Parsil Cemetery (1700s)

DISCUSSION ITEMS

HISTORIC PRESERVATION COMMISSION MINUTES

April 1, 2021

Education & Outreach Committee-Chair Canfield is meeting with Commissioner Frenkel along with Maggie Miggins tomorrow. The streets are planned to be lined with historic planters for beautification of the downtown. Attracting establishments and retail.

Chair Canfield is waiting to be called to read the Chatham Road Project HPC report at the Planning Meeting.

ADJOURNMENT

With no further comments from the Commission, the meeting was adjourned with a motion from Chair Canfield seconded by Commissioner Gaylord and with unanimous voice vote; the meeting was adjourned at 10:17pm.

Respectfully submitted,

Nicole Dante, HPC Secretary

The next meeting of the Historic Preservation Commission is May 6, 2021