

MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING
TOWNSHIP OF MILLBURN
COUNTY OF ESSEX
March 3, 2016

A regular meeting of the Historic Preservation Commission was held on March 3, 2016 at 7:30P.M. in Town Hall.

Chairman Gadsden opened the meeting by reading Section 5 of The Open Public Meeting Act, Chapter 231, Public Law 1975.

ROLL CALL:

PRESENT: Mrs. Canfield, Chair Gadsden, Mrs. Gaylord, Mr. Kirshenbaum, Mr. Metsky, Mrs. Wanga Mrs. McNett

ABSENT: Mr. Frenkel

ALSO PRESENT: Attorney Christopher H. Falcon, Historic Preservation Consultant Barton Ross and Secretary Nicole Verducci

MINUTES:

Upon a motion by Karen Gaylord to approve the minutes of the February 4, 2016 meeting as submitted, seconded by Mary McNett and with unanimous voice vote, the minutes were approved.

Attorney Falcon requested an Executive Session at the end of the meeting.

REGULATORY HEARINGS:

REGULATORY HEARING APPLICATION # 346

Application # 346 Applicant: Marta Nowicki
Blk. #3004, Lot #6 126 Highland Avenue, Short Hills

This property is a non-designated site in the Short Hills Park Historic District
The applicant seeks to construct a new two story single family house.

Mr. Ross circulated a letter dated March 2nd from Mr. Baio, Architect, stating he is withdrawing his application and resubmitting for the April 7th meeting.

REGULATORY HEARING APPLICATION # 363

Application # 363 Applicant: Wendy and Brett Prager
Blk. #2104, Lot #1 17 Forest Drive

This property is a designated site in the Short Hills Park Historic District

The applicant seeks a two story family room, master bedroom addition, new pool house, entry canopy revision, new front dormer and extension of the main ridge and a new rear bedroom dormer.

HISTORIC PRESERVATION COMMISSION MINUTES
March 3, 2016

Mr. & Mrs. Prager as well as John James, Architect from Maplewood were sworn in.

Mrs. Prager spoke of their history in the town and thanked the commission for considering their request.

Mr. James circulated photos and explained the renovations over time. The flaws in the home in terms of modern living were explained. The clash of the styles in the home was explained in detail such as window styles. The goal is to create a shingle style house blended with a colonial revival.

Referring to Barton's comments, a wood shingle roof will be replaced with the original asphalt plan. Some variances may be needed. The height of the house will remain the same.

The project will be done in three phases. Interior, exterior (after historic approval) then any applications that are required to the zoning board.

A site plan was explained in detail. The existing floor plan was shown. Referring to drawing A-02, an outline of the extensions of the new home was shown. A second two car garage was proposed with a courtyard to allow parking for four cars. Referring to the photographs, previous renovations were presented and different views of the home were shown. A pool house is proposed as well.

Drawing A-03 was presented showing placement of the master bedroom, terrace over the family room and a small dormer in the bedroom facing the rear of the house. A third floor matching dormer to the existing home was presented.

Details of the front and back elevations were presented. A flat roof canopy with a railing was proposed. Railings will be changed to painted wood. A shingle style window was proposed to replace the current prairie style windows to maintain uniformity.

Carriage style garage doors will be added. The roof types and window placement was presented.

Referring to A-60 the pool house was presented.

Mr. Ross was sworn in. Mr. Ross commented positively on the enhancements to the home. His concerns are on the main block of the house. Eliminating the extended roof line and new dormer will remove the bulk from the house. Mr. Ross is concerned how the view of the pool house will look from the public right of way.

Mr. James spoke of landscaping.

Mrs. McNett asked for clarification of the front entrance. Mr. James explained the columns will remain. They are requesting a flat roof canopy with a railing similar to the other railings on the house.

Mr. Metsky asked if it was considered to restore the front porch to shingle style. Mr. James said it was not considered because it will remove light which is the best feature of the house. Mr. Metsky questioned regularizing the front of the house. Mr. James stated no windows were moved around. He presented the areas in the front of the house that are asymmetrical.

Mr. Metsky asked his feeling on the use of a shed roof. Mr. James felt having trim and roof gables fit the house better.

HISTORIC PRESERVATION COMMISSION MINUTES

March 3, 2016

Referring to the garage, Mr. Metsky questioned if any other site plan strategies were looked at. Mr. James explained the options and reasons why other options can't be utilized.

Mr. Metsky stated there are two different buildings with two different styles. He feels there is a disconnect between the house and garage. Mr. James stated they chose to do a garage similar to the existing garage.

Mr. Metsky stated he is concerned the garage has a huge impact of the corner view. The garage is long and bulky. Mr. James presented the uses for the garage. Mr. Metsky as well as Mrs. Wanga, questioned if there is a way to shrink the size of the garage or possibly remove the garage and pull the building closer to the house connecting it with a breezeway. Mr. James's concern is when backing out, the house could be hit. It was asked that a sketch up showing the structure in context be presented at the next hearing. Mr. Metsky feels the pool house is not integrated to the house. He suggested transforming the existing shed to a pool house. Mr. James stated the structure is 40 feet from the pool and putting it in the back corner allows them to have minimal access to the pool.

Mr. Kirshenbaum questioned the chimney's placement. Mr. James explained in detail.

Mrs. Canfield asked for clarification of the three phases. Mr. James explained what he can do jurisdictionally upon approvals. Mrs. Canfield stated that while understanding the need for the renovation, the side yard makes this property special. She is not opposed to the renovations and additions but the elements disappeared through the years. Mrs. Canfield feels adding the elements from the house's past will be more in keeping with the neighborhood and bring the historic details back.

Mrs. Wanga feels removing the shed dormers changed the look completely. Referring to A-21, she stated the windows get smaller. Mr. James explained the side windows are narrower but due to so many different styles it is difficult without tearing up the whole house. Mrs. Wanga questioned the existing slope of the garage. Mr. James will show a photograph at the future meeting. The height of the garage was increased to hide the back of the house with a slope of the garage. There are no plans to change the color of the house.

Mrs. Gaylord and Mrs. Metsky agreed on the issue of the size of the second garage.

With no questions from the audience, Attorney Falcon marked the Photo's A-1. Mr. Falcon explained the ordinance elements that must be reviewed in coming to a determination.

The Prager's agreed to consider the opinions offered and return to the April Meeting.

ADVISORY OPINION # 365

Application # 365
Blk. #2109, Lot #6

Applicant: Bryon and Jessica Zirkel-Rubin
47 Knollwood Road

This property is a designated site in the Short Hills Park Historic District

The applicant seeks to renovate the kitchen, powder room, mudroom, family room, den, dining room and entry foyer, and removing and relocate the existing windows in the dining room.

Matthew Rosenbaum Architect and Jessica and Byron Rubin were sworn in.

HISTORIC PRESERVAITON COMMISSION MINUTES
March 3, 2016

Mr. Rosenbaum proposed an interior reconstruction and relocation of a powder room and relocation of an existing window from the den into a new configuration to the right of the house.

Mr. Metsky asked for clarification as to why the window is being moved. Mr. Rosenbaum explained it will make the house more symmetrical. Mr. Metsky asked if due to elevation issues could the window be flipped to the other side to alleviate a gap between windows. Mr. Rosenbaum stated he does not have an issue doing so.

Hearing no further comments, a motion was made by Karen Gaylord to approve Application #365; seconded by Andrew Kirshenbaum and with a roll call vote as follows:

Mrs. Canfield-Yes
Mr. Metsky - Yes
Mrs. McNett-Yes
Mr. Gadsden-Yes
Mrs. Gaylord-Yes
Mr. Kirshenbaum-Yes
Mrs. Wanga-Yes

REGULATORY HEARING APPLICATION # 364

Application # 364
Blk. #301, Lot #15

Applicant: Lisa Zhang and David Quinn
181 Sagamore Road

This property is in the Wyoming Historic District.

The applicant seeks to construct a new home on vacant land.

Mr. David Quinn, Lisa Zhang and Timothy Klesse, Architect, was sworn in.

Mr. Klesse explained the dimensions of the lot as well as lot coverage in detail. They are looking to build a colonial revival house. No building variances are required.

The home will have a stone base with brick. Window styles were presented. The driveway slope and retaining walls were presented followed underneath the house with a three car garage.

The lower level basement with a mudroom was shown. The first floor was discussed showing the entrance steps as well as a rear patio. Indoor plans showed a colonial style house.

The second floor was presented with three bedrooms and a master suite with a stairway up to attic space.

Elevations were explained in detail. A three car garage with a retaining wall was presented.

Mr. Ross was sworn in.

Mr. Ross commented that a stone sample should be presented. The house needs more areas to walk out such as balconies. Mr. Klesse stated that while a contemporary house fits the site, it won't fit the district of traditional houses. Mr. Ross feels it is important to take into consideration that it is next to a designated house. It will be a tight space.

Mr. Klesse agreed the house could go deeper into the lot. The land was manipulated to set the site.

HISTORIC PRESERVATION COMMISSION MINUTES

March 3, 2016

Mr. Quinn stated that he spoke to the neighbor who preferred the garage on the proposed side of the house allowing more space between the houses.

Mrs. McNett questioned the number of bedrooms. Mr. Klesse state four bedrooms on the third floor, one on the main floor and one in the basement area. She asked for explanation on what makes the house fit into the historic district. Mr. Klesse explained the historic details. Mrs. McNett and Mr. Metsky feel it is too bulky for the property.

Mr. Metsky requested that Mr. Klesse show the characteristics of the surrounding homes. Referring to photos, Mr. Klesse presented various overhangs, shingle styles and details. Mr. Metsky feels a better catalog of houses on Sagamore should be presented. Mr. Metsky feels the house has a rugged Pacific lodge feel. Mr. Metsky feels the home has to engage the hillside more. Mr. Metsky suggested that a model be created to see the house on the site more clearly.

Mr. Kirshebaum questioned if there are issues moving the home backward. Mr. Ross feels the garage should be shifted. Mr. Klesse agreed to speak to the neighbor for approval.

Mrs. Canfield stated a concern moving the property back will make it appear larger, overpowering the surrounding houses. She agreed with the idea of moving it over to make room for plantings to screen the house. Mrs. Canfield would like to see a house with more historic details and to tier the steps to a grand entrance.

Mrs. Wanga would like to see a contemporary home. The existing homes are able to be taller because the property is not as steep. She would like to see either a steeper or lower roof.

Mrs. Zhang and Mr. Quinn agreed to consider the opinions offered and return to the April Meeting.

The meeting was adjourned at 9:58 PM.

Respectfully submitted,

Nicole Verducci, HPC Secretary