



THE TOWNSHIP OF MILLBURN

375 MILLBURN AVENUE
MILLBURN, NEW JERSEY 07041

A regular meeting of the Historic Preservation Commission was held on, September 2, 2021 at 7:30P.M. via Zoom.

Acting Chair Davis, opened the meeting by reading Section 5 of The Open Public Meeting Act, Chapter 231, Public Law 1975.

ROLL CALL

PRESENT: Mr. Davis, Mr. Frenkel, Mrs. Esquivel, Mr. Kramer, Mrs. Gaylord

ABSENT: Mrs. Canfield, Mr. Nalitt, Mrs. Sharma, Mrs. Wanga,

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

MEETING MINUTES

Upon a motion by Commissioner Frenkel to approve the minutes of the August 5 meeting as submitted, seconded by Commissioner Esquivel and with unanimous voice vote, the minutes were approved.

MEMORIALIZATIONS

Consent Agenda items

OLD BUSINESS

Application #494; 45 Crescent Pl.; Block #1604, Lot #3; Contributing Property; Short Hills Park Historic District; William and Marta Colgan/ Rosen Kelly Conway Architecture

Applicant Bifurcated application for new front porch.

Mr. Rosen and Mrs. Colgan who were previously sworn in stated that they took into consideration the HPC's suggestions and are prepared to present.

Mr. Rosen, referring to the July 2021 Resolution stated that the front porch, kitchen and stone platform are the main focus.

Mr. Rosen stated that the front porch has been renovated several times. It is their intent to retain the appearance of the bay window and existing roof. The intention is to put a steeper roof on the porch while also modifying a flat roof over the kitchen. The columns were referred to as well as the roof pitch.

Mr. Rosen presented an image, stated that after additional research, and stated that the goal is to maintain the flat roof over the kitchen retaining the slate roof. A wood front porch will be installed to identify the

HISTORIC PRESERVATION COMMISSION MINUTES**September 2, 2021**

structure as it is now. The railing is lower than a current code conforming rail. The wood steps will be installed to mimic the original house.

After additional research, Mr. Rosen stated that the name of the house is Ardwin showing a 2 ½ story dwelling, indicating a one story area of the porch and a barn as well. Mr. Rosen also presented a second drawing of the house with two porches. Due to subdivision, the second porch is not buildable.

Mr. Rosen presented an old photo of the original house showing a kitchen area with a flat roof. A porch at the front was presented. The left corner of the house and dining room was presented with a porch at the front door.

Mr. Kramer asked the details of the material of the existing steps that are under the porch. Mr. Rosen stated they are masonry steps. Mr. Kramer asked why they are being left if they are not believed to be original. Mr. Rosen stated that they will be hidden and not seen due to their irregularity in steepness.

Mr. Frenkel asked for confirmation that the two porches will be combined with the same materials. Mr. Rosen confirmed that it will be unified unlike the existing two porches one of wood, one of stone.

Mrs. Esquivel stated the presentation was good and asked if Mr. Ross agrees with their assessment. Mr. Rosen confirmed that Mr. Ross approved after additional research.

Mr. Davis asked what the step would be replaced with. Mr. Rosen stated it will be a wooden platform connecting to the existing porch. Mr. Davis questioned if the new roof would cover or replace the slate roof. Mr. Rosen clarified, referring to the presentation, he stated that the roof would not be covered so the slate roof is visible and remains. Mr. Davis asked if gutters will be installed. Mr. Colgan stated that there is currently a gutter. Mr. Rosen stated that some type of drainage will be installed. Mr. Davis asked for the roof material. Mr. Rosen stated there is currently a membrane roof. The materials have not been finalized. Mr. Davis questioned the color of the columns. Mr. Rosen referred to a photo stating they will be wood but the color has not been determined. Mrs. Colgan stated they plan to strip the paint from the existing brick and they will determine the color after.

Upon a motion by Commissioner Frenkel to approve Application #494 as submitted, seconded by Commissioner Esquivel with a roll call vote as follows:

Mr. Davis-Yes
 Mr. Frenkel-Yes
 Mrs. Esquivel-Yes
 Mr. Kramer-Yes

Mrs. Gaylord arrived after Application 494 was heard and before Application #498 was presented.

NEW BUSINESS

Application #498; 36 Stewart Rd.; Block #2201, Lot #5; Contributing Property; Short Hills Park Historic District; Brian & Crystal Skinner / Klesse/Forbes Architects – Applicant

Application for modifications of an existing bow window in the entry foyer, construction of a new family room extension, covered porch, mud room, patio and pool cabana trellis in the rear yard, and other driveway/site improvements.

Mr. & Mrs. Skinner, residents along with Mr. Klesse, Architect were sworn in.

HISTORIC PRESERVATION COMMISSION MINUTES
September 2, 2021

Mr. Klesse presented the elevation of the house and spoke of the previous years of alterations. A front portico was presented as well as a photo of the rear where the addition will be built. A rear elevation was presented with a current family room. To the right of the family room, the addition will be added. A window that will be modified was also presented with a photo of a side elevation. A garage elevation was presented. The rear of the garage has a cabana with a pergola. Mr. Klesse presented drawings to give a sense of the location of the house. The proposed additions were referred to as well as the removal of a blue stone patio. A new blue stone patio with a walkway will replace the existing patio and the trellis to the cabana addition.

Mr. Klesse presented a first floor plan with an area for parking to give access to the mudroom. The existing family room will be extended to include a fireplace and seating area. A covered patio with a grill was presented with access to the family room and kitchen. The patio and walkway was presented with a fireplace at the pool pergola. The front window is severely rotted and will be replaced. The same plan was presented on a larger scale.

Mr. Klesse presented a roof plan showing a new chimney with a bay window and skylights for the mudroom. Mr. Klesse stated the addition will match the existing house. The fascia will be mahogany on the covered porch.

Mr. Klesse presented several elevations including a street elevation showing no change. The rear elevation shows an additional bay window matching the existing windows. A right side elevation will have a wider window compared to the existing window as to not mimic the original windows.

Mr. Klesse presented garage doors, with mahogany fascia board. Mr. Klesse stated that all materials will be historic with the exception of the mahogany so it appears as if it was built today.

The intention is to use wooden windows as Mr. Ross suggested.

Acting Chair Davis thanked Mr. Klesse and opened the presentation to the Commission for comments and questions.

Mr. Frenkel asked if Mr. Ross had any comments on the skylights. Mr. Klesse stated this was not a concern since it is a flat roof and not visible.

Mr. Davis, referring to Mr. Ross's report, stated that he requested that the windows are wood. Mr. Davis asked if a photo of the bow window is available. Mr. Klesse stated that he doubled the module with Mr. Ross's approval. Mr. Davis asked of the chimney materials. Mr. Klesse stated it will be brick and painted matching the original house.

Mrs. Gaylord stated that it is a beautiful addition.

Upon a motion by Commissioner Frenkel to approve Application #498 as submitted, seconded by Commissioner Gaylord with a roll call vote as follows:

Mr. Davis-Yes
Mr. Frenkel-Yes
Mrs. Esquivel-Yes
Mr. Kramer-Yes
Mrs. Gaylord-Yes

Mr. Davis stated that he attended the Township Committee Meeting and the Hessian House was discussed. The HPC will continue to work with them in order to make them a designated property. All three resolutions were approved and we will keep moving forward.

HISTORIC PRESERVATION COMMISSION MINUTES

September 2, 2021

ADJOURNMENT

With no further comments from the Commission, the meeting was adjourned with a motion from Commissioner Esquivel seconded by Commissioner Gaylord and with unanimous voice vote; the meeting was adjourned at 8:52 pm.

Respectfully submitted,

Nicole Dante, HPC Secretary

The next meeting of the Historic Preservation Commission is October 7, 2021