

**MINUTES OF THE MONTCLAIR HISTORIC PRESERVATION COMMISSION
JANUARY 16, 2003**

Present: Chair Jerry Mosier, Vice Chair Ira Smith, Susan Brady, Sabine Eck, Edward Lippincott, and Denis Orloff; also, Secretary Donald Sammet, Richard Charreun, Assistant Secretary

Absent: None

Secretary Sammet called the roll and announced the special meeting of the Montclair Historic Preservation Commission for which notice has been given in accordance with the **Open Public Meetings Act**.

Welcome New Commission Member Chair Mosier welcomed new Commissioner Susan Brady. Ms Brady stated that she is an architectural lighting designer with her own firm in New York City. She also stated that one of her firm's specialties is historic preservation.

Minutes of the December 12, 2002 Meeting. On motion by Mr. Smith, seconded by Mr. Orloff, the minutes were adopted as modified, Ms. Brady and Mr. Lippincott abstaining.

Election of Officers

On motion by Mr. Orloff, seconded by Mr. Mosier, Ira Smith was elected Vice-Chair.

On motion by Mr. Mosier, seconded by Mr. Orloff, Donald Sammet was elected as Secretary and Richard Charreun was elected as Assistant Secretary.

On motion by Mr. Orloff, seconded by Mr. Lippincott, Jerry Mosier was elected Chair.

Application for a Certificate of Appropriateness of Elyssium Corporation, 407 Bloomfield Avenue Ho Yung, applicant and owner came forward. Mr. Yung stated that he was informed by the Township's Building Inspector that he is required to install a wheelchair ramp that is compliant with American with Disabilities Act (ADA) standards. He stated that if a ramp were to be constructed while keeping the existing doorway in the same location, that ramp would extend approximately 8.5 feet into the seating area of his restaurant (as measured from the location of the existing doorway) and dramatically reduce his seating capacity. Also, the existing location of the existing doorway is such that it is difficult for one in a wheelchair to enter the building due to the 8.5 inch change in grade from sidewalk level to the existing door within 2.5 feet. That slope would be steep enough to make it difficult for someone in a wheelchair to open the door and enter the building.

Mr. Yung continued by describing the proposal to bring the existing doorway flush with the existing façade. Mr. Yung stated that the architectural impact

would be minimal and that he could better accommodate the needs of his disabled patrons without dramatically reducing seating capacity. By bringing the doorway flush with the rest of the façade, the ramp would remain at 8.5 feet in length but he would gain additional interior floor area to accommodate the ramp.

The only remaining option would be to move the existing doorway inwards to 8.5 feet from the existing building façade. By doing so, he would still be facing a dramatic loss in seating area and the building façade would be altered as well.

The Commission discussed the application. The Commission stressed that any approval would be based on the particularities of the site and would not set a precedent for any other site in the historic district.

On motion by Vice Chair Smith, seconded by Ms. Eck it was resolved to approve the application for a Certificate of Appropriateness.

Continuation of Application for a Certificate of Appropriateness and CERP Project Review, DSV Associates, 425 Bloomfield Avenue Dino Eullette, applicant and owner, came forward. Mr. Eullette presented photographs of a window manufactured by Pella which has an arched upper sash, identical to what the Commission suggested for a replacement window. He also presented the Commission with a description of the brick cleaning methods that would be used. No abrasive cleaners or excessive water pressures would be used to clean the façade.

Mr. Eullette stated that the proposed awnings would be covered in canvas and not cover the brickwork on the façade.

On motion by Mr. Orloff, seconded by Chair Mosier it was resolved to approve the application of a Certificate of Appropriateness subject to the following conditions:

1. Mortar color used in the repointing process shall match existing mortar color on the façade.
2. Cleaning of the brick façade shall be done by the gentlest means possible. The use of sand or other abrasives shall not be permitted. When necessary, Sure Klean products may be used.
3. Replacement windows shall be wood with arched upper sashes to match the existing arched window bays. A two over two muntin pattern shall be permitted on the first and second stories and a one over one muntin pattern on the third story shall also be permitted. Window casings shall be wood and arched to match existing configurations.
4. Awnings shall be arched when placed over existing arched windows and shall not cover existing keystones and archstones. Awning coverings shall be canvas.

Presentation of Town Center Historic District Expansion Nomination

Report Secretary Sammet presented the Commission with a revised report containing additional information on the building descriptions table. Chair Mosier conducted a field survey examining all properties considered in the expansion area and showed the Commission a slide show of all the properties. The Commission discussed the significance of the buildings and determined which buildings should be considered "Key, Contributing, Harmonizing, Harmonizing (altered) and Intrusions.

Ms. Eck left the meeting.

The Commission determined to nominate the expanded District at the March meeting. At the February meeting of the Commission, a public presentation would be given explaining the proposal and what it would mean for property and business owners. Secretary Sammet stated that he would create a flyer publicizing the February meeting and place it on TV34, the Township Website and the Montclair Times. Chair Mosier would go door-to-door to properties in the District and explain the proposal. Chair Mosier would also arrange meetings with the Business Improvement District and Montclair Economic Development Corporation.

Public Comment Councilman Edward Remsen, the Commission's Council liaison, stated that he is searching for new Commission members to fill existing vacancies. He also described a meeting that would be held in February where all Board members would be invited to discuss how their individual groups could play a part in the creation and retention of affordable housing units. Councilman Remsen also stated that he supports the expansion of the Town Center Historic District, but recommended that the Commission not proceed too quickly, that they are sure that the public is well informed of the Commission's plans.

Adjournment The meeting was adjourned.