

**MINUTES**  
**CLOSTER HISTORIC PRESERVATION COMMISSION**  
**MONDAY, April 22, 2013 8:12 P.M.**

**A. Call to order** – Statement of Open Public Meetings Act

**B. Pledge of Allegiance**

**C. Attendance;** Absent Stuart Tray, John Kashwick

**D. Minutes – February minutes MSC Stella, Rubenfeld-Waldron – approved. March minutes MSC Stella, Rothschild - approved**

**E. Open to Public:** Leslie Ringelstein 1 County Road, Closter, NJ Asks for a copy of last month's minutes. Ms. Rothschild states that they have just been approved and are not yet posted but can be requested through the Commission's coordinator, Rose Mitchell. Ms. Ringelstein reviews the Lustron house hearing and other matters related to her objection to the historic designation of the Lustron house, primarily from an economic point of view. She also discusses the council meeting in which the council reviewed the designation report and voted to forward it to the Planning Board. Asks about the letter sent to the Commission by David Watkins, esq. Mr. Adriance states that the letter was received on April 4<sup>th</sup>. Ms. Stella states that there was a discussion about this at the mayor and council meeting. Ms. Ringelstein asks that Mr. Adriance convey the essence of the letter to the "Committee." Mr. Adriance discusses the letter and reviews the fact that the designation of the Lustron is a second attempt. Ms. Ringelstein states that she believes that the Commission has not been transparent, that Paul Demarest of the Building Department told her sister, the realtor, that the Commission believed that the owner, Richard Schmidt, did not object to the designation, because of his absence from the hearing, and that the minutes reflected that belief. Ms. Rothschild stated that such a supposition was not in the minutes, and that owner consent is not necessary for the nomination of a property to go forward. Further discussion. Ms. Ringelstein continues to discuss the former designation attempt, and then asserts that this Commission and its members carry a lot of weight before the council, and then asserts that Mr. Adriance does not live in Closter, and that Jennifer Rothschild does not live in Closter, and that she resents that they serve on the Commission, as they do "not pay Closter taxes." Further discussion. Mr. Adriance explains historic preservation and procedure. Mr. Martin addresses Ms. Ringelstein regarding her economic arguments against designation of the Lustron house. Further discussion. Ms. Ringelstein asserts that she objects to Commission members who do not live in Closter.

**F. Hearings**

1. Daniela Kelly 441 Lyncrest Road, Englewood, Nj as owner of 238 West Street. She passes around summary statements regarding the application to improve the property. Reviews application. Will preserve the stoop and move it forward. There will be restoration of some rotting wood. Requests a single-car garage. She has made a concession from the original plan for a two-car garage. She requests a half-story above the garage. States that the house was built around 1920. Refers to back of the summary sheet and reads from it. Mr. Adriance asks where the house is situated on the block; she answers that it is the second house from the corner at Old Closter Dock Road. Ms. Kelly discusses the number of three-family homes in the neighborhood

and states that she wishes to preserve the one-family character of home. Ms. Kelly states that her rationale is to update the home and states that her parents live on the block. States that the street view will not be impacted. The driveway as it exists is very long for shoveling and carrying groceries, etc. Mr. Adriance asks about the windows. Ms. Kelly clarifies that all of the windows would be matching the existing 6-over-1 windows. The attic windows are not 6-over-1. Mr. Adriance refers to page A7 and the entryway. Ms. Kelly explains that there will be a “bump-out” of the kitchen. Mr. Adriance asks if there will be a scalloped shingle above; she answers “yes.” Mr. Adriance asks if the zoning has been reviewed yet. Discussion about reasons for the additions. Ms. Bouton-Goldberg states that she thinks that the plans are very attractive. Ms. Rubenfeld-Waldron asks about the siding on the second floor, the scalloped shingles to which Mr. Adriance had just described. Discussion. Ms. Kelly states that she is amenable to changing this. Mr. Adriance and Mr. Martin express that this feature is not objectionable. Ms. Stella questions the dormer over the garage and whether there are shutters. Ms. Kelly refers to the photograph. Mr. Adriance expresses his favorable view of the plans. Ms. Kelly explains that there will be more of a backyard because of these changes. Mr. Tobia states that he is in favor. MSC Tobia, Bouton-Goldberg. Discussion. Ms. Rubenfeld-Waldron asks if the windows will be consistent, except for over the kitchen door and existing attic windows. Mr. Martin comments that the existing garage is already back from the front of the house and that the new attached roofline is still set back, and that the rooflines are sympathetic, and that the design is thoughtfully done. Unanimous approval.

**G. Correspondence – Incoming:** Bergen County Historic Preservation Awards letter, letter from David Watkins regarding the Lustron nomination **Outgoing:** none

**H. Old Business**

1. Active future proposals for designation
  - a. Closter Borough Hall - discussion
  - b. Nagel/Auryansen Cemetery – Jennifer asks for digital copy of Tim’s initial historical research and writing
  - c. Vervalen House 151 West Street
  - d. David Durie House 285 Schraalenburgh Road
  - e. St. Paul’s Lutheran Church
  - f. High Street District – letter to homeowners
2. Pamphlet for Realtors, Public – Francesca discusses the current state of the pamphlet as being finished except for the Borough Seal; she and Jennifer will distribute it to the Commission via email and it will be finalized at the next meeting
3. Talks with Toby – 1 p.m. Wednesday April 24<sup>th</sup> topic will be “Hotels, Restaurants and Watering Holes”
4. Depot – unanimous approval of council to send the nomination to the Planning Board; Ms. Stella inquires as to whether Ms. Dash has received communication; Ms. Rothschild states “yes.”
5. Historic Cemetery – discussion about state of maintenance – Mr. Adriance commends the work done by the Closter DPW; further discussion by Ms. Bouton-Goldberg about the need for work at the Hickory Lane entrance. Bill Dahle has asked Mr. Adriance what type of flag should be ordered to replace the one that is worn.

6. COA for 125 Closter Dock Road. Mr. Adriance distributes the memorandum of approval to the Commission and explains what he and Mr. Martin concluded, after the conditional approval of the project was given. Mr. Adriance states that he will send digital copies to all of the Commission. Mr. Adriance was informed that the applicant was told by the Construction Code official that he needs to get an architect to provide plans. Mr. Adriance states that the Certificate of Appropriateness should be sufficient in detail for this architect to follow. Mr. Martin discusses the need for prior review of applications in the future to avoid situations where drawings are insufficient. Mr. Adriance has spoken to Ms. Mitchell and will review applications in the future before the matter comes before the Commission.

7. Code Official – no response has been received; Ms. Stella states that she did see the code enforcement official on the property (Demaree Homestead at Schraalenburgh and Old Hook Roads)

**I. Liaison Reports**

1. Council – John Kashwick absent
2. Planning Board – Irene Stella – no report
3. Other – brief reports on topics related to historic preservation *only*

**J. New Business**

1. Haring/Trautwein House 485 Piermont Rd.
2. J. Jordan/Parsells House 439 Piermont Rd.
3. Auryansen House 450 Piermont Rd.
3. Goals for 2013
4. Continuing education – report all classes and lectures attended to Jayne
5. Other – Ms. Stella proposes that Village School be added to the list of proposed properties for designation; discussion about Trautwein, Auryansen and Jordan houses (Piermont Road north of Homans) being considered as a mini-district – discussion; Tim states that all three were on the 1840 Coastal Survey map and the 1850 Railroad map

6. Closter Plaza Sign – Mr. Martin suggests that it be preserved; Ms. Rothschild agrees. Ms. Stella asks how this sign could work in a new, modern design. Mr. Martin suggests that the new signage go below the old, mid-century modern Plaza sign. Discussion. Ms. Rothschild asks if Mr. Martin could write up a nomination. Mr. Adriance discusses the relevance of the sign and mid-century modern architecture to the history of Closter. Mr. Tobia suggests that the Commission try to get the builder to retain the sign to be used as an event sign, e.g. for the Lions' Club. Mr. Adriance explains that the Commission has the responsibility to make the nomination. Mr. Martin states that consensus of the Commission should be in place. Ms. Bouton-Goldberg questions whether it is too late, as Ms. Stella had suggested. Mr. Adriance states that our charge is to identify and attempt to preserve the historic fabric of Closter. Further discussion. Ms. Stella states that Planning Board would not want anything to hold up further progress on the Plaza renovation. Discussion about when the sign went up; Ms. Stella states that Rose Mitchell was able to find plans dating back to the 1950's on a recent application.

7. Mr. Tobia – shows old baseball photo and describes the people pictured. This was shown in the Northern Valley Press.

**K. Adjournment MSC Bouton-Goldberg, Rubenfeld-Waldron at 10 p.m.**