

MINUTES
CLOSTER HISTORIC PRESERVATION COMMISSION
Monday, June 23rd, 2014
8:07 PM

A. Call to order – Statement of Open Public Meetings Act Mr. Adriance commenced the meeting at 8:07 p.m.

B. Pledge of Allegiance

C. Attendance –

Present: Tim Adriance, Jennifer Rothschild, Irene Stella, Jayne Rubenfeld Waldron, Bobbie Bouton Goldberg, Susan McTigue, Joel Zelnik, William J. Martin

Absent: John Kashwick, excused

D. Minutes – May 2014 MSC Rubenfeld- Waldron, Zelnik to accept as written

E. Open to Public - none wished to be heard

F. Correspondence – outgoing mail per separate correspondence sheet

G. Certificate of Appropriateness Hearing 119 Hickory Lane – Mr. Douglas Radick, architect, representing Mr. Frank Vastano, Jr., owner of 119 Hickory Lane. This application involves the roof on the main structure (house) and its chimneys. Mr. Radick explains that the roof has leaked and needs to be replaced. It hasn't been replaced in thirty years, he estimates. Mr. Vastano gives detail about the chimneys. The third chimney to the right if viewed from the street is currently covered in tar; he states that the tar will be removed and the chimney will be rebuilt. The other chimneys will be cleaned out and re-pointed. They will be rebuilt if necessary. Mr. Adriance asks about the sheathing of the stone section. He explains that rafter spacing can be difficult in situations where the original roof was meant to be wood shingles. Mr. Martin confirms that the rafters can be oddly spaced. Mr. Vastano explains how the roof is leaking in various parts of the house. Mr. Radick will speak with the contractor about sheathing. Mr. Adriance asks how many layers are on the roof. Mr. Vastano answers that some sections have two-three layers and some sections have tin. Discussion about how long the Timberline 30-year shingles will last. Chimneys will only be re-pointed and repaired as necessary. Mr. Vastano states that the flashing will be copper. Mr. Adriance asks if it will be lead-coat copper. Mr. Radick states that he will provide lead-coat copper. Mr. Adriance states that the lead-coat copper isn't required, but would look nicer on an old house. Mr. Adriance states that the color of the shingle isn't regulated by the HPC, but that the house would originally have had wooden shingles, so he recommends a similar color. Mr. Vastano states that all of the buildings will have the same gray-green shingles. Mr. Martin asks about the ice shield. Mr. Adriance suggests using it on the dormers. Ms. Stella discusses zinc and copper as being materials that keep moss off the roof. Moss can damn up the moisture and actually eat the shingles. Mr. Tobia asks about flue liners in the chimneys. Discussion about type of bricks. Mr. Adriance suggests a three-holed pilgrim brick. Mr. Adriance suggests placing a piece of bluestone on the non-functioning chimneys to cap them. He states that as long as the chimneys are kept in the same manner: size,

type of brick, height – the repairs are o.k. He cautions against removing any of the chimneys, even if they are non-functional. MSC Rothschild, Tobia to approve the plans as presented. Unanimous approval.

Discussion about how the public can now enjoy the oldest surviving farmhouse in New Jersey (shoppers at the Metropolitan Plant Exchange). Discussion about retention basin. Mr. Adriance explains how this matter came before the Commission; if one is replacing the roof shingles in kind, it's maintenance, but since they had to possibly re-build the chimneys, the ordinance required a hearing.

Old Business

H. 1. Active Subjects:

A. Closter Borough Hall – Ms. Stella states that Mr. Chagaris, attorney for the Planning Board, needs to send a letter to the Mayor and Council. Ms. Stella states that the letter might have recently been sent.

B. Nagel/Auryansen Cemetery – Mr. Adriance reports that one of the tombstones has fallen over – a white marble stone just east of the Demarest obelisk. He has been working on the cemetery history.

C. High Street District – Ms. Bouton-Goldberg reports that she spoke with Ed Onny last week; he had lived there a long time and had 14 children who grew up in Closter. He lives in the house that Judge Mattocks had built for his son (358 High Street).

D. G. Trautwein-Haring Area: No report. Ms. Stella states that there's a big application before the Zoning Board on July 18th regarding the Trautwein Farm property. Proposed is a farm-to-table restaurant plus shops.

E. Vervalen House 151 West St.: Mr. Adriance would love to get inside of it if someone would make the contact.

F. G. McBain Farm: Ms. Bouton Goldberg states that she spoke with John McCaffrey and that the house was built in 1931. She will continue to interview him.

2. Talks with Toby – Mr. Tobia commended Susan McTigue, who photographed sites along Old Closter Dock Road with him and brought him the photos immediately. He describes the event and what he spoke about. Mr. Brewster donated an “Old Closter Dock Road” sign to the archives. Ms. Stella states that this topic was the last of this season, and there will be a planning meeting soon to arrange for the next year. Mr. Adriance suggests having some evening “Talks with Tim” regarding older Closter history. Discussion about when and where to hold the events; the Senior Citizens' Center changed its schedule and this caused some difficulty with attendance.

3. Cemetery Award – Ms. Stella suggests July 9th; availability is open. Ms. Stella will send an email regarding the date and time.

4. Closter Hall of Fame – Mr. Zelnik no report at present.

I Liaison Reports

1. Council – John Kashwick

Email from Mr. Kashwick: The demolition permit has been issued pending the Zoning Board's decision. Mr. Zelnik reports that he sent a letter to the Bergen County Board of Chosen Freeholders. He explains the meaning of the Lustron House – an example of a cooperative effort between the President and Congress to do something for the returning veterans due to the housing shortage following the Depression. He met with Mayor Heymann and had a conversation with Attorney David Watkins who represents Diamond Engineering (current owner). Ms. Stella suggests that members of the HPC attend the Zoning Board hearing regarding this property.

2. Planning Board – Irene Stella - no report

3. Other – Ms. McTigue reports on the Closter Improvement Commission. This past month they hosted a craft show at the Closter Commons. Another issue she raises is regarding the triangle park in the center of town and several issues regarding that property and various embellishments. The Improvement Commission will thank the landscaper involved for her efforts and ask that she not place additional items there beyond the garden plants.

J. New Business

1. (2013 report was already submitted to the Mayor and Council) 2014 goals – no report

2. Continuing education – report all classes – Ms. McTigue, Ms. Bouton-Goldberg and Ms. Rothschild attended the state historic preservation conference this past month. Ms. McTigue reports on her experience there. Ms. Rothschild was a presenter for a workshop on “Best Practices” for Historic Preservation Commissions. Ms. Bouton -Goldberg reports on their visit to Bell Labs (Holmdel).

3. Orlando Tobia's historic archive – no report; scanning hasn't begun yet.

4. Other – Ms. Bouton Goldberg and Ms. McTigue have begun work on a new display regarding the stone houses in Closter. Ms. McTigue also plans to ask the library for space, so that more people will see this exhibit. She would like to embellish the exhibit with 3-dimensional materials that could create interest. She asks for stones, tools, boards, etc. Discussion. Ms. Stella suggests a bigger program involving programs in the schools, a tour, etc. Ms. McTigue will report back next month.

HPC received an application for the old gas station property that is across from Borough Hall. Mr. Adriance asks if it's in any historic district. (it is not). The plans are for a deli building plus two apartments above.

K. Adjournment MSC Bouton-Goldberg, Zelnik at 9:30