

MAHWAH HISTORIC PRESERVATION COMMISSION (MHPC)  
August 4, 2008 MINUTES

Roll Call

Present

Barbara Shanley  
Carol Greene  
John Bristow  
Deborah Grob  
Gus Vasiliadis  
Randall Brewster

Absent

Marthajean Drago, excused  
Lynn Ballerini, excused  
Kenneth Cerullo, excused  
Yvonne Beatrice, excused

Salute to the flag

The secretary read the Sunshine Law.

Minutes: Mrs. Shanley asked that Mr. LaBarbier's name be corrected on the seconded page of the minutes from Mr. LaBarbiera to Mr. LaBarbier.

The secretary asked that the Chair confirm the former Crocker Mansion permit numbers. Mrs. Shanley reported that she would double check and report back to the secretary.

Mrs. Greene moved to approve the minutes as corrected and Mr. Bristow seconded the motion. All approved.

Public Session: Mrs. Greene moved to open the Public Session, and Mrs. Grob seconded the motion. All approved. No members of the public were present.

Mr. Brewster moved to close the Public Session, and Mrs. Grob seconded the motion. All approved.

Legal: Mrs. DeScherer was not present, no report.

Chairs Report:

Mrs. Shanley reported that the HPC element of the Master Plan was sent to Mr. Kevin Kane of Burgis Associates.

Mr. Vasiliadis asked if Stag Hill had been completed. Mrs. Shanley reported that she unsuccessfully attempted several times to locate historic sites on Stag Hill and asked Mr. Vasiliadis if he had been able to contact the owners of the Buckminster Fuller house and he had not. Mr. Vasiliadis reported that he had found information about the house on the internet. Mrs. Shanley reported that they still a few days to amend the survey, if Mr. Vasiliadis would like to document the Buckminster Fuller house.

Mrs. Greene asked if Mrs. Shanley saw any remnants of log cabins at Stag Hill and Mrs. Shanley reported that she had not.

Mr. Vasiliadis asked if the HPC had any comments on the status of the Hindu Temple elephants. Mrs. Shanley reported that since the elephants were not aboriginal to Mahwah, that the HPC would not consider them as Mahwah historic sites.

2008 Historic Marker: Mrs. Shanley reported that the HPC may lose the historic marker budgeted money if they do not use it. Mrs. Shanley reported that the money cannot be transferred to another account. The 2008 Township budget is experiencing shortages and if the marker account is not encumbered the funds will be impounded.

After a discussion on possible candidates for the 2008 historic marker, Mr. Vasiliadis moved to select the Winter Farmhouse as the 2008 historic marker, and Mr. Bristow seconded the motion. All approved.

Vote: 4 yes 2 no: Vasiliadis, yes; Greene, yes; Brewster, no; Greene, yes; Bristow, yes; Shanley, no.

Mr. Bristow and Mrs. Greene will write the sign wordage and bring it to the September 4th meeting for approval.

Crocker Mansion: The HPC submitted to the owner three names of architects specializing in historic restoration/renovation, for the Crocker Mansion. The owner selected Mr. Holterman of Holt Morgan Russell Architects, PA, 821 Alexander Road, Ste #115, Princeton, NJ 08540, 609-452-1070, fax 609-452-1074.

Mrs. Shanley asked for volunteers to form the Crocker Mansion Sub-Committee. Mr. Brewster, Mr. Bristow volunteered and Mrs. Greene volunteered as an alternate.

Mr. Bristow moved to approve the Crocker Mansion sub-committee consisting of Mrs. Shanley, Mr. Brewster, Mr. Bristow and alternate Mrs. Greene to review and approve, if appropriate, Crocker Mansion permits and applications and report back to the Commission at the monthly meetings. All approved.

Vote 6 yes, 0 no: Greene, yes; Brewster, yes; Vasiliadis, yes; Grob, yes; Bristow, yes; Shanley, yes.

Mrs. Shanley, Mrs. DeScherer and the Crocker Mansion Sub-Committee (Mr. Brewster, Mr. Bristow, alternate Mrs. Greene), will meet with the owner, owner's architect, attorney, and builder of the Crocker Mansion on August 5, 2008.

Moffatt Road Cemetery: No further report. Mrs. Shanley will check with Property Maintenance Inspector, Tom Mulvey, as the status of NatureView Landscaping and report back to the HPC at the September 4th meeting.

CDL: Mrs. Shanley reported that she finalized and submitted the HPC's CDL renewal application to the State.

Issac Bogert House: Mrs. Shanley reported that the greenhouse has been framed and is satisfactory to the Construction Code Official, but needs the glass, and there is still minor work on the landscaping that needs to be completed.

2009 Budget: Mrs. Shanley and Mrs. Grob will report to the Commission at the September 4, 2008 HPC meeting.

NJDEP Notice: No comment.

Historic Recognition Awards: Mrs. Greene moved to nominate the DeSilva house located on the corner of Campgaw and Youngs Road for Continuing Use, and the Hindu Temple house (Glasgow house) located on the corner of Ramapo Valley and West Ramapo Roads for Adaptive Reuse for the 2008 Historic Recognition Awards, and Mr. Brewster seconded the motion. All approved.

Vote: Vote 6 yes, 0 no: Greene, yes; Brewster, yes; Vasiliadis, yes; Grob, yes; Bristow, yes; Shanley, yes.

Mrs. Shanley will write the wordage for the DeSilva house and Mr. Vasiliadis will write the wordage for the Glasgow house.

Applications: Docket #519, Block 36 Lot 12 & 13 demolition and sub-division (127 Johnson Avenue).

Let the minutes reflect that after a thorough review, Mr. Bristow moved to approve Docket #519 with no comment, and Mrs. Greene seconded the motion. All approved.

Vote 6 yes, 0 no: Greene, yes; Brewster, yes; Vasiliadis, yes; Grob, yes; Bristow, yes; Shanley, yes.

Crocker Mansion: Mrs. Shanley reminded the Commission that the Crocker Mansion Sub-Committee will meet with the Crocker Mansion owner, owner's architect, attorney and builder on August 5, 2008 at 1 p.m. at the Municipal Building.

Mrs. Shanley reported that the architect, Mr. Holterman, does not recommend replacing the windows, but realizes that to repair the windows would be very costly and not energy efficient. Mrs. Greene asked if the architect could create a computer generated rendering of the proposed windows for the Commissions review. Mrs. Shanley will ask the architect at the August 5 meeting.

The Commission will recommend to the Crocker Mansion owner and builder that the mansion replacement windows should be uniform and replaced with metal framed-four pane windows and that the fencing shall match the style of the mansion. The gatehouse windows shall be replaced with wooden framed thermal windows and the wood floors shall be refurbished and the front door will be refinished.

Mrs. Greene clarified that the corner arched carved wooden structure in the back sun room is part of the original floor plan. Mrs. Greene submitted an article from the archives of Nellie Karpowitz detailing the mansion to the Commission for future reference.

Mrs. Greene submitted a copy of the article for Mr. Barbarier with markings highlighting the details of the interior of the mansion. Mrs. Greene also reported that no one should publish anything from these documents without crediting Mrs. Karpowitz.

Mrs. Greene also reported that the flooring in the dining room appears not to be the original flooring, it is lighter in coloring compared to the all the other wood floors.

The Commission will review each application as it is submitted.

Mrs. Shanley will also ask what the owners intentions are for the main hall in regards to replacing two full panel windows for doors.

General Discussion:

Mr. Bristow moved to adjourn and Mrs. Grob seconded. All approved. The meeting adjourned at 10:05 p.m.

These minutes are a synopsis of the MHPC tapes, which are on file at the Township Hall.

/dms

