

Historic Preservation Advisory Commission Meeting
Regular Meeting of March 18, 2019 7:00 pm

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Chairman Dennis Becker read the Open Public Meetings Act and requested Commission Secretary Mrs. Citterbart to call the roll. Commission Secretary Mrs. Citterbart stated there was a quorum.

OATH OF OFFICE

Robert Talty

Members Present: Mr. Porter, Mr. Kaplan, Mrs. Schulte, Mr. Talty, Mrs. Diglio, Mr. Becker

Professionals Present: Jessica Caldwell of J. Caldwell & Associates

FLAG SALUTE: was recited.

CONSIDERATION OF MINUTES:

January 22, 2019

Mr. Porter made a motion to accept the January 22, 2019 minutes. Mrs. Schulte seconded the motion. The minutes were approved with a unanimous "aye" vote.

AYE: Mr. Porter, Mr. Kaplan, Mrs. Schulte, Mr. Becker

NEW BUSINESS:

KWEST Properties, LLC (#HPC-1-2019)
Block 8.08, Lots 10, 23
134 Spring Street

The applicant is requesting to demolish a one-story building and construct a four-story building with a mansard roof for commercial on 1st floor and nine apartments on 2nd, 3rd, and 4th floors. Exterior is to be brick.

Sworn in: John Kweselait, 23 Sweetwater Lane, Hamburg, NJ; Wayne McCabe, licensed Planner in NJ, 125 High Street, Newton. License is current.

Mr. McCabe gave an over view of the proposed plan.

Mr. McCabe stated: What you are looking at is a re-creation of the building. There was a record in the spring of 1941 of a fire in October 1940 of a four-story building located on this property. The building had been put up in the 1870's and had commercial and residential units in it. What we are proposing here is the design of a four-story building with a mansard roof. It will have commercial/retail on the first floor and apartments on the other floors. The building itself, if you look in the packets, I've provided you with photographs. The horizontal photo is the older one is taken around 1900. You will see that it's brick on the front and the wraparound leading into a clapboard on the side down the alleyway. It was a three-story building with a flat roof. Somewhere around 1910 the owner added a fourth floor with a mansard roof. The original building was 6 bays wide. Here we have 8 bays. So there is a slight difference in the façade. However, it is going to be a brick façade again. It will have a forward banner across the second

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floor. We are trying to emulate the type of architecture that was on the site prior to the 1940 fire. The brick itself will be the same color as the traditional Newton brick that was manufactured down at the yard near Memory Park. The windows will be true divided light windows. The roofing material will be a synthetic slate which is an approved alternative material. The woodwork on the first floor, you will see where John had done work on the reconfiguration of the old Style Shop. It will be the same type of woodwork that was used there that will be used here. The difference is this will have a structural canopy going across the front of the building. This is something that will help provide a modern expression of a traditional design. It will provide protection. If you look at the large photo in the hallway in this building you will see that a large number of buildings used structural canopies on Spring Street to provide protection for pedestrians and for loading horse-drawn wagons with good to and from their shop. So we do have precedence there. The building itself is going to be on a 60' wide lot. This will require a minor subdivision from lot 10. We have entered into an agreement with the McGuire family to purchase a piece of their land. It is a strip that is 10' wide and 115.5' from the road and upend it to the existing lot 23 which is 50' wide and 115.5'. So we are adding another 20% more land. That makes this whole building very doable in terms of its internal layout. Loading for the building will be in the back. Access for the public, there will be two areas of access to the public. The largest one is for the sports bar. The on the left side there will be another door that will have mailboxes, and an elevator that will be used by the tenants. A couple of things I want to clarify. In the plans, the basement shows a recreational facility for the tenants. That has changed. It's going to be used as storage for the tenants and the restaurant. The restaurant will be getting cases of food stuff and will have an elevator that will provide access from the back and will take it one floor down to the basement. Part of the project is going to be the construction tearing apart the driveway that provides access from the Adams Street parking lot to Spring Street. We will be restoring it and putting new curbing back in and repaving it. We are going to be tying into the Newton water system. There was a pressure test on the hydrant about 30' down on Moran Street on the intersection of Moran and Spring. We are going to be able to tie in there. We will have the engineer determine what flow we need and what pressure we need to get it to the entire building. We will also be making a new hookup for the sewer and water lines that come in and feed the tenants upstairs. At the same time we will maintain the existing connection to the sewer line for the restaurant that has been there since 1940. We planned on moving the lightposts that you see in the colored rendering as well as the pole that is used for the banner that stretches across Spring Street. That will not be the case. We are not proposing to remove the banner or the light pole. That would require an act of the Town Council and I think that would be impractical and difficult. Regarding parking, the Parking Authority has met and has worked on a recommendation from Tom Russo, the Town Manager, about creating overnight parking accommodations on the central parking lot across the street. Apparently that had only 10 or 20 overnight parking spots there. Upon the manager's recommendation the Parking Authority has unanimously agreed to recommend to the Council that all parking spaces in there be converted to overnight accommodation. The reason for this is that the applicant before you is doing this building and other buildings and is creating new residential demand for parking. So they agreed to convert that lot to overnight accommodations for the new tenants in the area. Now there will be more than adequate parking for the site. Otherwise the building itself will be 59' wide leaving a 1' strip on the right side for the alley between the building and the property line. The front line of the building is on the front line of the property. And the building will go back 115' leaving a 6" gap between the back wall of the building and the rear property line.

Mr.,Porter questioned: What is the property site triangle provision for the 25' sight line?

Mr. McCabe stated: It is considered a pre-existing condition. So if you require that you will preclude any development on this property at all. That's the Planning Board's job.

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Mr. McCabe stated: We also checked the turning radius for the fire truckers, the pumpers. We found that they can make the turn on this site.

Mrs. Schulte questioned: Will the Adams Street parking still be open to the public?

Mr. McCabe stated: Yes.

Mr. Becker questioned: Will residents of this building be able to park on Adams Street as well?

Mr. McCabe stated: There are overnight accommodations there. If they have a parking pass for overnight they would hang it in their window. But it is first come first served. It is an open lot.

Mr. Becker questioned: What is the water situation? Spring House has a constant flow of water underneath it, hence the word Spring Street.

Mr. McCabe stated: If you go into this building and go down into the basement, right at the basement stairs in front of your face is a big wide plank steel beam that runs front to back. It is the middle girder that carries the entire building. About 15 years ago my partner and I went in to look at it at the request of the owner and water at the beam has led to a pocket in the masonry at the back. That is where Niagara Falls was coming in at one point. The steel on the wide framed beam was peeling off which I've never seen happen before. To provide support we took the beam out, welded a new beam in, and put jack support under it and also put plates on it and bolted it in so it carried the same weight as before. When John took me downstairs again I saw the water still coming in and the steel on this one peeling apart too. So how will we address that? We have a system that is going to be designed for the foundation. When it is being built it will be cast in place and on the outside and the concrete will be up against a rubberized material that will be seamless all the way through. As the concrete cures for 30 days it develops a chemical bond between the concrete and the plastic that is impervious to water. So nothing will get in.

Mrs. Diglio questioned: How will that divert the water?

Mr. McCabe stated: We will put in a French drain that will run across the back and down the front of the side of the property. If you are walking up the alleyway, just when you get passed the concrete sidewalk, there are inlet plates that attach a diameter PVC line that's leading out. The drain that will go around this building will tie into that inlet box so it will carry the stormwater away. That ties into the stormdrain that will go into the Paulinskill.

Mr. Talty stated: You're going to have a lot of water pressure down there.

Mr. Kweselaït stated: It's actually a trickle to be honest. I checked it periodically and it's not coming in hard.

Mr. Kaplan questioned: Regarding parking, will they have stickers for the overnight parking?

Mr. Kweselaït stated: Yes. They get them from the Town and hang the tags in their window.

Mr. Kaplan questioned: Will it affect concert goers? What if someone parks in a lot for the concert and they don't have a sticker, will they be cited?

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Mr. McCabe stated: No. If somebody parks there during a concert they aren't going to get cited because they have every right to park there. But if someone parks there overnight without a sticker, they will.

Discussed parking.

Mrs. Diglio questioned: Will the height of the building be the same height as the Jim Ciaravolo building? It looks slightly higher.

Mr. McCabe stated: It will be slightly higher.

Mrs. Diglio questioned: Will it be in line with the Waldermere building?

Mr. McCabe stated: No. It will be in the exact same position as the 1941 building and the same as the 1874 building. It has the same offset.

Mr. Becker questioned: How many apartments?

Mr. McCabe stated: There are 27 apartments; nine per floor.

Mr. Kweselaït stated: There are one bedroom studios, a couple of two bedrooms, and some regular one bedroom apartments. They are not designed for couples or a family. We are gearing this towards the Thorlabs employees. We are really gearing it towards the younger, millennial group. There is the RPM building up the street that is geared toward older people.

Mrs. Schulte questioned: Will it be age restricted?

Mr. Kweselaït stated: No. Not at all.

Discussed a parking garage.

Mr. Becker asked for Ms. Caldwell's opinion.

Ms. Caldwell stated: I think it is a positive impact to demolish an existing non-contributing structure which is a one-story, non-descript building and replace it with the building in this plan as it fits with the character of the historic area.

Mr. Porter questioned the construction.

Mr. Kweselaït stated: It will be a traditionally constructed building with a masonry foundation and wood frame.

Mr. McCabe stated: The outside will have faux brick.

Open to the public. None stepping forward. Portion closed.

Mrs. Schulte made a motion to approve the application as presented. Mr. Porter seconded the motion. The application was approved with a unanimous "aye" vote.

AYE: Mr. Porter, Mr. Kaplan, Mrs. Schulte, Mr. Talty, Mr. Becker

OLD BUSINESS:

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None

CORRESPONDENCE:

Ms. Caldwell reviewed her 2018 Historic Preservation Commission Summary.

OPEN TO THE PUBLIC:

None stepping forward. Portion closed.

ADJOURNMENT:

Mrs. Schulte made a motion to adjourn the meeting. Mr. Talty seconded the motion. The meeting was adjourned with a unanimous "aye" vote at 7:35 PM.

The next regular scheduled meeting will be held on April 15, 2019 at 7:00 PM in the Council Chambers of the Municipal Building.

Respectfully submitted,

Katherine Citterbart
Historic Commission Secretary