

MINUTES
RED BANK HISTORIC PRESERVATION COMMISSION
OCTOBER 20, 2021

The Red Bank Historic Preservation Commission held a meeting on Wednesday, October 20, 2021, at 7:00 PM, in the municipal building, first floor Council Chambers, 90 Monmouth Street, Red Bank, New Jersey.

Chair Michaela Ferrigine called the meeting to order at 7:01 PM. A roll call showed the following members attended: Paul Sullivan, Barbara Boas, Chris Fabricant, Roseann DalPra, and Gary Sapphire. Also present were Sean Byrnes, Esq. and Shawna Ebanks, PP, AICP, Director of Community Development, and Acting Board Secretary.

Chair Ferrigine read the Open Public Meeting Statement Act. Adequate notice was posing in the newspaper, with the Borough Clerk's office, the Borough website, and posted outside the Red Bank Council Chambers and on the front door of Borough Hall.

Non-Agenda Items:

Commissioner Kal Pipo, not in attendance, resigned from the Commission and his role as Vice-Chair. Chair Ferrigine made a motion to appoint Commissioner Chris Fabricant as the Vice-Chair of the Historic Preservation Commission, second by Commissioner Sapphire. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, RoseAnn DalPra, and Gary Sapphire. Abstention: Chris Fabricant

The HPC attorney will draft a resolution to Mayor and Council to prohibit demolition by neglect for properties identified as a historic site or located within a historic district.

Before the next public meeting, there will be a special workshop meeting to discuss meeting protocols and procedures.

Minutes:

Commissioner Gary Sapphire motioned to approve the minutes from July 21, 2021, and August 18, 2021, seconded by Commissioner Chris Fabricant. Ayes: Commissioners Paul Sullivan, Michaela Ferrigine, Chris Fabricant, Roseann DalPra, Gary Sapphire. Abstention: Barbara Boas. Nays: None

Applications:

Angela Courtney, 8 White Street, Block 30.01, Lot 36

The applicant is the new tenant for the retail storefront and proposes installing new signage for Peek-a-Boo Shoes. The proposed sign is an unlit black and white sign. There was discussion amongst the Commissioners regarding the sign details and color.

Commissioner Fabricant made a motion to approve the application, seconded by Chair Ferrigine. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann DalPra, Gary Sapphire.

Chetkin Bouforte, LLC, 3 East Front Street, Block 9.01, Lot 21.01

William Rivera represented the applicant. The applicant is proposing signage for a new retail tenant called Scarlet Reserve Room, a tobacco retailer. There was discussion amongst the Commissioners regarding the sign details and color.

Commissioner Boas made a motion to approve the application with the condition that the sign's background color is changed from white to a cream-like color, second by Paul Sullivan. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann DalPra, Gary Sapphire. Nays: none.

Briarwood Investment, LLC., 35 Broad Street, Block 29, Lot 16

John Anderson III, Esq, represented the applicant. The applicant had appeared before the Commission for approval of façade improvements and returned for new signage for the new tenant. There was discussion amongst the Commissioners regarding the sign details and color.

Michael Simpson (65 Monmouth Street), Architect, provide details and clarifications on the sign colors, lights, and sign placement on the façade.

Commissioner Boas made a motion to approve the application, seconded by Commissioner Fabricant. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann DalPra, Gary Sapphire. Nays: none.

Red Bank Charter School, 58 Oakland Street, Block 42, Lot 14.01

Roger Foss, Esq., Attorney, and Eric Wagner, Architect, and Board of Trustee, represented the applicant. The proposed scope of work is to improve the existing porch—repairs to include the structural framing and headers, columns, and deck. Materials would not be replaced with the same. The new materials would be made of synthetic materials. There was discussion regarding the cost of materials and the preservation/replication of decorative details on the porch. Commissioner Fabricant asked the applicant to arrange a site visit for the Commission members to understand the amount of damage to the existing porch and whether the materials are original to the structure. The applicant will return to the next meeting with materials and designs for the new porch.

List of Exhibits:

- Exhibit A: Front Porch Upgrades
- Exhibit B: Porch Framing
- Exhibit C: Porch Framing
- Exhibit D: Porch Framing

The application was adjourned to the November meeting so that the Commission members could review the application onsite with a representative.

Covington Ent., LLC., 59 Wallace Street, Block 29, Lot 16

Joseph Hollish and Kathrine Covington-Terzopoloulos represented the applicant. The applicant is seeking approval to repair the flooring and replace four columns—damage to the porch caused by fire and rotting. The applicant proposes to replace existing materials with like materials and designs. There was discussion regarding materials, fenestration details, and the porch painted with historic colors. The height of the railing will be the height of the lower windowsill.

Public Comment: Cindy Burnham (71 Wallace Street) had concern over the details of the top of the columns and whether the applicant will be replicating the decorative trim.

Columns will be the same size and shape as existing. Chair Ferrigine motioned to approve the application with the condition that the porch decorative details and materials would be replaced with like materials, seconded by Commissioner Saphire. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann DalPra, Gary Saphire. Nays: none.

D&D, Dublin House, 30 Monmouth Street, Block 29, Lot 32.01

Eugene Develin represented the applicant. The application was carried from the October 20, 2021, public meeting. The applicant would like to have the original plans that were submitted Commission approved. Chair Ferrigine went over her report based on her site visit with the applicant and former Commissioner Pipo. The Commissioners presented recommendations to the applicant on how to preserve the existing look of the front façade. The applicant stated that the balconies are not original to the building. The Commission asked the applicant to provide pictures of the original house.

Commissioner Saphire made a motion to end the discussion on the application and was second by Commissioner Fabricant. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann DalPra, Gary Saphire. Nays: none.

Commissioner Ferrigine made a motion to table the application until the next meeting, second by Commissioner Sullivan. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Roseann DalPra, Gary Saphire. Nays: Chris Fabricant.

Trustee 1st Methodist Church, 247 Broad Street, Block 105, Lots 8.01 & 8.01x

John Anderson III, Esq. represented the applicant. Michael Simpson, Architect, provided testimony regarding the proposed scope of work. The applicant proposes to remove the existing overhang/canopy over the driveway. The roofing over the chapel door and the existing columns will remain. The removal aims to improve circulation for school buses and large vehicles for access to Hudson Avenue. There was discussion regarding the originality of the canopy to the main structure. The applicant proposes to repair/restore any damages caused by removing the canopy with like materials and design.

List of Exhibits:

- Exhibit A: A-001 Property Location
- Exhibit B: Photos of the Existing Site
- Exhibit C: A-002 Aerial of the Subject Site

Commissioner Saphire made a motion to approve the application, second by Chair Ferrigine. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann DalPra, Gary Saphire. Nays: none.

8-10 West Front Street, LLC. , 8-10 West Front Street, Block 9.01, Lot 5.01

Daniel Zamudio, Architect, represented the applicant. The proposed scope of work is to repaint the existing façade and install new signage for the restaurant. The original wood trim will remain and be painted with Benjamin Moore's historic color palate. The windows will be replaced with like materials and designs. The existing cornice, molding, fenestrations, and designs will remain, painted, and returned in a like manner.

Commissioner Fabricant made a motion to end the discussion on the application and was second by Commissioner Sullivan. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann DalPra, Gary Sapphire. Nays: none.

Downtown Investors V, LLC., 26 Wallace Street, Block 48, Lot 5

Todd and Jay Herman represented the applicant. The proposed to demolition an existing single-family house and accessory garage identified as a historic site and construct a parking lot with a drive-thru banking facility. The need for razing is that the house's interior is in a state of disrepair and not in good condition. Once the house is demolished, the lot will be consolidated with the adjacent parking lots for additional parking. There was discussion regarding the history, age, and structural integrity of the structure. Commissioners stated that they had visited the site, and the exterior of the structure is in good condition and display no signs of damage or disrepair. Currently, tenants are living in the house. There was a correction that the application is for one house and not two, which was incorrectly stated on the agenda.

Michael Simpson, Architect, provided a report and testimony discussing the interior structural condition of the house. He also testified that the exterior was renovated with non-original materials and lost its historical integrity. There was no documentation found regarding the historical significance of the house. Additionally, the house does not meet the Historic Preservation Plan Element criteria for designation except the age of the structure. Furthermore, the structure does not support the Master Plan and Land Use Plan's, and therefore, the new use would meet the parking needs of the Borough.

Public Comment: Cindy Burnham, 71 Wallace Street, stated that she was recently inside the house and saw no interior damage.

Commissioners provided comments about the house being situated between two historic districts and contributes to the historic and architectural character of the downtown commercial area. The Commission recommended that the applicant renovate the home and use it for adaptive use instead of demolition to construct a parking lot.

Commissioner Sapphire made a motion to call a question, second Chair Ferrigine. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann DalPra, Gary Sapphire. Nays: none.

Commissioner Fabricant made a motion to deny the application, second Chair Ferrigine. Ayes: Paul Sullivan, Michaela Ferrigine, Barbara Boas, Chris Fabricant, Roseann DalPra, Gary Sapphire. Nays: none.

Chair Ferrigine made a motion to adjourn the meeting, second by Commissioner Sullivan. Accordingly, the meeting was adjourned at 9:30 PM.

Respectfully,
Shawna Ebanks
Acting Historic Preservation Commission Secretary