



Westfield Historic Preservation Commission Meeting Notes

Meeting Date: May 23, 2022

Meeting Type: Regular Meeting of the Commission

Attendees:

Maria Boyes (Chair), Carol Tener (Town Historian), Alison Carey, Jenny Jaruzelski (Vice-Chair), Kathryn Reed, Alt #2
Greg Blasi, Ann Freedman (PB), Tom Jardim (Town Attorney)

Absent:

Kelly Kessler, Jacqueline Brevard, Mary Anne Healy, Alt #1, Katie Spikes, Barton Ross (HPO), Mark LoGrippto (TC)

Approval of minutes: April 25, 2022

Corrections:

- Date of kiosk event has changed since minutes were written
- Omit statement about a possible film being made about restoration of an office in an old Westfield theater

New Business:

1. **Certificate of Appropriateness Application:** window replacement at 256 Kimball Avenue; Richard Veal and Casey Ferber are owners.

Application includes three exterior windows at locations as specified in the application, with historically similar but modern windows by Pella, with the top sash proposed to have an identical 8 grid design, while the bottom sash proposed to have a non-grid single pane.

Richard Veal sworn in by Tom Jardim

Discussion points

- Downstairs windows only
 - o Questions raised about difference between upstairs and downstairs windows once replacement is complete
 - o It was determined that, for the age of the house this would not have a significant impact and should not impede the request
- 8/8 or 8/1 configuration
- Materials:
 - o Current material for exterior finish is EnduraClad. The Commission urged the owners to use wood for exterior finish in keeping with the rest of the neighborhood and to keep with esthetic of the house

Public Comment

Kathy Nobile, 248 Kimball: next door neighbor and told the Commission that she supports the work on the windows as presented

Tom Nobile; 248 Kimball: next door neighbor. He also supports the work as presented and asked the Commission to consider a concession or recommendation for other materials

- o Agrees that 8/1 or 8/8 configuration



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- Per the Town Attorney, Tom Jardim, wood windows are not mandatory, but guidelines recommend them. If not used, it is recommended to use materials as close as possible to wood

Motion to vote: to approve the minor certificate of appropriateness application as consistent with the Town of Westfield, New Jersey Design Guidelines for Historic Landmarks and Districts, and, in addition, those applicable criteria set forth in Section 8 of the Town's local historic preservation ordinance (G.O. 2183, as amended).

Roll Call vote: unanimous approval by the Commission

Resolution will be formally adopted at next meeting

2. Advisory Review of Board of Adjustment Application: Daybase, Inc, 231 East Broad Street

Two representatives were sworn in from Daybase:

Chris ERD, Attorney for the business owner

Rob Gatzke, Architect (licensed in NJ & NY)

Firm: BOS

Testimony approved by Tom Jardim

Daybase is a Co-working space, not a business office as described in notes from Mr. Ross. Mr. Erd requested this be corrected for the record.

Due to Zoning Board concerns about current plans for the current façade and wants to ensure it does not look like a "business". The specific site is not historic but is part of the Historic District included in the Master Plan. The Zoning Board has requested review by the HPC in an advisory role for recommendations.

Recommendations should be presented in person at the Zoning Board meeting on June 13th by a member of the HPC.

All HPC members have reviewed submitted plans and summary findings & recommendations provided by Barton Ross.

The façade requires repair in several areas including: base concrete under windows, new glazing on the front, bricks need to put back to original state or painted & the storefront needs to be replaced because of damage

For context and example of recesses, brickwork and storefront, Jenny J. showed Mr. Erd & Mr. Gatzke a Google Street image of 129 Elm Street, which is generally the same building

Based on current plans, Barton's findings and deliberation among the HPC and Daybase, **the following recommendation have been made:**

1. Café Door: on right will be flush with elevation and moved to the left side for entrance to café
2. Storefront and infill below windows will be neutral; using similar materials with neutral/slightly different color for contrast



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3. Brick on lower level will be white/off white including columns
4. Window alignment should stay the same
5. Copper should not be painted in branding colors. HPC recommends a stand-off canopy with signage & brand colors (this will also remove the need for transoms as well)
6. Keep original plaque on upper half
7. Replacing gooseneck fixtures with sconces at each entry point will be a nice improvement
8. Installation of blade sign

Storefront mullions will be neutral and relate to 2nd floor windows

Memo from HPC to the Zoning Board is needed by end of this week

COMMITTEE UPDATES:

1. Jenny: Wednesday Coffee at the Kiosk
7-9:00 AM; tote bags and other giveaways for attendees
Volunteers needed from HPC to attend

Open meeting to members of the Public

Peter Primavera
534 Boulevard

Mr. Primavera had several questions for the HPC:

1. Inquiry about the role of the HPC after the Town Council vote taking place on 5/24.
Tom Jardim informed Mr. Primavera that the HPC has no role in negotiating or drafting a redevelopment project. HPC will provide certificate of appropriateness for Planning Board on the historic home and the Planning Board will decide when that takes place
2. Mr. Primavera inquired if a draft of the Downtown Site Survey would be made available. It is currently in slide format only (on the HPC website)
Chairwoman Boyes informed Mr. Primavera that the Preservation Plan is to be updated (currently from 2002) and is in process through grant.

ADJOURNMENT

9:01 meeting adjourned