

**MINUTES**  
**RED BANK HISTORIC PRESERVATION COMMISSION**  
**April 17, 2024**

The Red Bank Historic Preservation Commission held a meeting on Wednesday, April 17, 2024, at 7:00 PM, in the municipal building, first floor, 90 Monmouth Street, Red Bank, New Jersey.

The meeting was called to order at 7:00 PM. A roll call showed that Marjorie Cavalier, Liam Collins, Andy North, Doug Miller, Paul Cagno, and Karen Schmelzkopf attended. Shawna Ebanks, Board Secretary, was also present.

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

**Regular Meeting Minutes: March 21, 2024**

Motion: Approved as presented

Moved by: Doug Miller

Seconded by: Liam Collins

Ayes: Marjorie Cavalier, Liam Collins, Andy North, Doug Miller, Paul Cagno

Nays: None

Abstained: Karen Schmelzkopf

**Public Comment**

Cindy Burnham, 71 Wallace Street, inquired about the Minor Work Committee members and when they met.

**Minor Works Committee Review**

- 99-101 Wallace Street was applied to replace the slate roof with asphalt shingles. The Committee recommended that the applicant use roof materials closer to the slate's style and color.
- 67 Wallace Street applied for the replacement of its porch roof due to damage and leaking. The Committee accepted the applicant's proposal to replace the roof with a similar material to the existing one.

**Red Bank Historic Properties List**

Marjorie Cavalier reviewed the different versions of the Historic Properties List and removed the properties not included in the Board Street and Washington Street Historic Districts. She conducted a site visit of each property and determined what was to be considered a contributing building, based on the HPC ordinance definition, within the historic districts. Her determination was based on features that were visible from the public right of way. Shawna Ebanks will revise the list and submit it to the Commission for review at the next meeting.

### **Proposed Historic District Irving Place**

Ms. Ebanks will have the draft letter for the property owners available for review by the Commission at the next meeting.

### **Monmouth Boat Club Presentation**

Andy Zangle, Vice Commodore of the Monmouth Boat Club, came before the Commission to request support for the Club's grant application to the New Jersey Historic Trust. The grant application is for interior renovations, foundation repair, and maintenance. Since the property is on the waterfront, it is susceptible to flooding, which has damaged the building's foundation over the years. The scope of work includes raising the building twenty-one inches so that there would be minimal flooding damage. The work must be completed within the next two years, and the expected construction time is September or October of 2025. The historic fabric will be preserved during the renovation process. The Club requests \$650,000 from the NJ Historic Trust Grant and will provide matching funds through fundraising. In addition to the foundation improvements, The Club plans to make ADA improvements to the structure.

The Commission agreed to support the Monmouth Boat Club's grant application to NJ Historic Trust by providing a letter to include in their application. Paul Cagno motioned to provide a support letter to Monmouth Boat Club, seconded by Liam Collins. Ayes: Marjorie Cavalier, Liam Collins, Andy North, Doug Miller, Paul Cagno, and Karen Schmelzkopf. Nays: None. Abstain: None.

### **17 Board Street Façade Application**

John Anderson, Esq. represented applicant 21 Broad Street Realty, LLC. He informed the Commission that the applicant proposes making lower façade improvements to 17 Broad Street. The scope of work includes replacing the façade of the storefront, and the upper façade will remain the same. The rectangular-shaped windows will be replaced with four arched storefront windows, aligning with the building's architectural style. The proposed signage for the businesses will be submitted in a separate application. The paint color will be from the Sherwin-Williams or Benjamin Moore color palette.

The application will also need approval from the Planning Board for site plan approval.

19 Broad Street is separate from the application.

The storefront will be split into two separate storefronts for a food services establishment and a retail store. The doors will be recessed, and there will be a slight partition wall between the two businesses' doors. The molding will be spandrel glass framing.

As a condition of the approval, the Commission recommended:

- the façade paint is from the 19<sup>th</sup>-century paint palette,
- the exterior threshold floor should be ceramic tiles, pavers, or blue stone,

- The foyer/Entryway molding mirrors the exterior.
- Transon should remain the same.

Paul Cagno motioned to approve the application with the conditions listed and seconded by Marjorie Cavalier. Ayes: Marjorie Cavalier, Liam Collins, Andy North, Doug Miller, Paul Cagno, and Karen Schmelzkopf. Nays: None. Abstain: None.

### **21 Broad Street Façade Application**

John Anderson, Esq. represented applicant 21 Broad RB, LLC. He informed the Commission that the applicant proposes to renovate the exterior façade of the building. The scope of work includes repairing and painting the terra cotta, replacing/reconfiguring storefront glass with like material, installing new windows on the <sup>third</sup> floor, and installing metal awnings/canopies on the first, second, and third floors.

The application will also need approval from the Zoning Board of Adjustment for use variance and site plan approval.

As a condition of the approval, the Commission recommended:

- The 2<sup>nd</sup> and 3<sup>rd</sup>-floor windows should have some detailing matching the period of the architectural style. There should be mullions and muttions, and the windows should be in Art Deco style.
- Preserve the “Doremus” at the stop of the building.
- The applicant should provide more details about the awnings and examples.

The Commission requested that the applicant return to the next meeting with revised drawings and examples of project details.

### **New Jersey Historic Trust Grant Application**

Ms. Ebanks announced that the Borough is pursuing a grant application to the Historic Trust for funding for a consultant to draft historic guidelines for the historic districts/sites and an architectural survey of the entire Borough to be conducted.

### **Financial Disclosure Statement**

Marjorie Cavalier reminded the Commission members to complete their financial disclosure forms.

### **Public Comment**

Susanne Viscome, 25 Cedar Street, asked why there was no public comment at the end of the meeting wasn't. She also inquired about the historic designation of the Irving Place properties and what it means for the review of the renovation of the properties.

Karen Schmelzkopf motioned to adjourn the meeting, which Paul Cagno seconded. Accordingly, the meeting was adjourned at 8:48 PM.

Respectfully,  
Shawna Ebanks  
Historic Preservation Commission Secretary