

THE REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION OF THE VILLAGE OF MONTEBELLO WAS HELD ON WEDNESDAY, May 25, 2011 AT THE MONTEBELLO VILLAGE HALL. THE MEETING WAS CALLED TO ORDER AT 7:35 PM FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

Roll call.

Members Present: Josephine Bracken-Chairperson
Hannelore Renud
Kathryn Cupak
Lois Williams
Rosemary Mocio-Ad Hoc

Members Absent: Lisa Levin

Others Present: Warren E. Berbit, Village Attorney
Craig Long-Village Historian

Shelly Flanagan-Ramos-Transcriber of Minutes

Chairwoman Bracken introduced the newest member to the Commission, Rosemary Mocio. She is a real estate broker/salesperson.

All commissioners welcomed her.

Next on the agenda is discussion of a house/garden tour with three members of the Ramapo Garden Club. In attendance were Helen Airo, Carole Van Hook, and Brigitte Torsoe.

Chairman Bracken and Commission members thought it would be a good idea to have the Garden Club and Historic Preservation Commission organize a house/garden tour together. Ms. Bracken felt that is was too big a project for just the Commission to take on alone, and figured in the long run it would benefit both organizations.

Discussion ensued regarding the feasibility of having the tour and how much money would be raised and how the monies would be divided, possibly 50/50.

The financial gain would rest on how many people attended the tour. There would have to be advertising in Bergen County and surrounding areas, as well, noting it would not be effective to rely on just Montebello residents alone.

Member Renud attended two different house tours, one in Airmont and the other Grandview, they were both put together by the Rockland County Historical Society.

There were seven historic homes included in the tour and approximately 100 people that attended the events.

Brochures and route maps were given out with the \$45.00 admission. After each house was visited, the participants' route map was signed off so as to not have uninvited, stray people walking in or duplicate visitations. It was very well organized.

Chairman Bracken, Members and garden club members decided to have the tour in June of 2012.

Maryanne Leese of the R.C. Historical Society attended an HPC meeting in January of 2011, and gave a brief overview of how the Society organizes these tours.

There is a lot of time and preparation that goes into an event like this. Contracts have to be drawn up with the homeowners.

Chairperson Bracken remembered at one point that Ms. Leese mentioned that the Village would get 20% of the proceeds and the Society would handle the legwork.

Member Renud stated that at that January meeting, Commissioners wanted to talk about the financial aspect of the tour, but Ms. Leese did not want to talk about those particulars.

After that meeting Ms. Leese sent an email to Mayor Oppenheim that the Society was not interested because they did not have the time or manpower to do a Montebello tour.

The impression was that the Society wanted all the proceeds from the event, giving nothing to the Village. Members felt if they were going to do a majority of the work, they wanted to split the proceeds to support HPC activities. Chairwoman Bracken spoke with Ms. Leese over the weekend, this may have been a misunderstanding. In any event, it was made clear that the HPC was going to do the house/garden tour with the Garden Club, which has approximately 37 members. There will be more than enough manpower supplemented by help from the actual homeowners.

The Village Historian, Mr. Craig Long advised that this project will entail a tremendous amount of work. He has been involved with events like this in the past. He felt this was a good idea.

A preliminary map and list of potential homes was created by the HPC. It was suggested that an initial letter be sent to each of the homeowners on the list to inquire if they are interested. Member Cupak is hesitant on selecting homes and starting to call homeowners if there is not going to be enough members sign on to help. Chairwoman Bracken stated she will list the different committees on a piece of paper and hoped everyone would sign

up for one of them. Ms. Airo stated her garden club members will not sign on unless they are asked to do so. This has to be a joint effort.

It was discussed that Village Hall would be a starting place for the tour, starting at 10 am and ending at 4 pm; participants would receive their map and brochures at this location. It was suggested that since there would not be a box lunch included having a list of restaurants in the area listed in the brochure. Also, having light refreshments, possibly bottled water and cookies, at the starting point of the tour, nothing extravagant.

Tickets will be sold in advance, with each ticket being \$25.00, children are usually not allowed. Proceeds will be divvied with the Garden Club. This will be placed in the advertising; Ms. Bracken stated her daughter's marketing company would advertise the tour for no-charge. Member Williams suggested having local merchants advertise in the brochure.

Members decided there would not be a rain date, and recommended bringing an umbrella. It was also stated there would be no refunds in the case of rain.

Ms. Airo stated Ridgewood Gardens in New Jersey is organizing a garden tour next year, they charge \$25 per person, which in the past has been very profitable, making thousands of dollars. They did not have a luncheon; however they had to have at least 6-8 docents per house. Chairwoman Bracken stated she knows a bunch of seniors that would give their time in helping out.

Members are excited to get this project going. It was decided that four historical homes along with four homes with lush gardens will be chosen. Attorney Berbit encouraged car pooling at the Village Hall, due to parking issues on narrow and busy streets given limited parking at the houses.

The Historic Preservation Commission will be contacting potential homeowners in June. Craig Long will be contacting Gary Goldberg to ask about the garden at this residence on Viola Road, it was suggested to contact someone at the Ryan Mansion to tour that structure; there is a lot of great architecture inside, and to contact the Archdiocese for the property on Montebello Road. There are many of beautiful gardens in the Pines too! Ms. Van Hook will contact George Cox on Haverstraw Road

Members recommended taking a look at the sites this year to see if they are feasible for next year.

Next on the agenda is review of a 3.41 acre proposed 3-lot subdivision entitled the SMK-Rose Hill Subdivision, located at 8 Rose Hill Road. The existing home on the property, listed as a potential home for designation in the Architectural Survey Booklet will remain, creating two new vacant building lots. Therefore, the HPC was asked by the Planning Board for comments.

Attorney Berbit advised that the Planning Board does not have the authority to grant or deny the application based upon the Historic Preservation Commission's comments.

He explained to the Commissioners what their role was in reviewing this application. He suggested, given the historic nature of the existing home, that they try to determine if there was an alternate way for the applicant to subdivide the property, or even possibly placing restrictions or limitations as to what can be built, and how it is placed.

Member Renud felt that the two homes that will be built on the two new lots have to be in the same architectural family as the existing home also she did not want the existing home to be overshadowed. She does not want a super modern house next the existing structure.

Members agreed.

Resolution: 11-006

Village of Montebello

Title: HPC Comments-SMK-Rose Hill Road Subdivision

WHEREAS, the Historic Preservation Commission reviewed the proposed subdivision, the nature and the design of the existing home and its environs, and duly deliberated in public.

BE IT RESOLVED, that the Historic Preservation Commission ("HPC") recommends to the Planning Board that the homes to be built on the adjoining lots be built reasonable in scale, so as to not dwarf or overwhelm the existing historic home, and in a style consistent with rather than clashing with the façade of the existing home and its environs; and

BE IT FURTHER RESOLVED, that it also recommends that the houses in the new lots be oriented in a way such that the homes also have a front and back appearance as the existing home, as another means to not to overwhelm same.

Motion: Member Cupak

Second: Member Mocio

Upon vote, the resolution carried unanimously.

Discussion on an email received from Brent Fox to Mayor Oppenheim. Mr. Fox was trying to determine the location of his ancestor Philip Vor's (Fox) homestead and whether it has been designated a historic property. He believed it was built along Haverstraw Road around the 1700's, and other homes were then built on the same property in approx. 1872.

Craig Long interjected by stating he spoke to Mr. Fox and told him the property was in the Village of Suffern, in the Foxwood Lane area.

At 8:45 p.m. Member Renud made a motion to close the meeting, seconded by Member Williams, motion carried by all.