

Meeting Date: November 22, 2021

In Attendance: Maria Boyes (Chair), Jacqueline Brevard (Vice-Chair), Greg Blasi, Alison Carey, Kelly Kessler, Linda Habgood (TC), Matthew Ceberio (PB), Jenny Jaruzelski, Barton Ross (HPO), Mary Anne Healy-Rodriguez (A1), Kathryn Reed (A2), Tom Jardim (HPC Attorney), Katie Spikes, Carol Tener (Town Historian), Robert Wendel (Archivist), Thomas Jardim, Attorney, Kristine Burd, Board Secretary.

Absent: None

The meeting minutes from October 25, 2021, were reviewed. A motion to approve the minutes was made by Ms. Kessler, seconded by Ms. Jaruzelski. All members were in favor. The minutes were approved by the Commission.

PROPOSED NOMINATIONS:

Proposed Historic Designation of 23 Stoneleigh Park

Chair Boyes introduced the application for 23 Stoneleigh as well as the owner, Ms. Harrison. This property is known as the Jed Smith Foster House. Mr. Ross summarized his historical findings. This property is one of 30 houses built circa 1905 on .415 acres. This house represents the Colonial Revival style in a parklike setting. Historic photos, floor plans, and historical information on this property were in the report. Ms. Harrison stated that she believed the house was built in 1899. Ms. Kessler stated that she had read historical information explaining the development of this area as well as people moving out of Manhattan to Westfield to purchase homes in this parklike setting. Ms. Tener stated that the original purchaser/developer of this property were cousins. They owned a piano factory called Aeolian Company.

Ms. Harrison stated that her garage is not historical as it was not part of the original structure. Mr. Jardim noted that the designation included the structure. Ms. Jaruzelski stated that she had a postcard which she believed was a picture of 23 Stoneleigh dated 1906. Mr. Wendel stated that he would continue to look in archived folders for further historical information. The town tax papers and title both dated the property back to 1899. Chair Boyes stated that there is a wealth of information on this home and that it is like a puzzle piecing all of the information together.

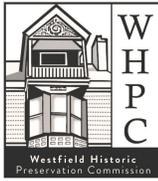
Open to the public for comments on nomination. None.

Chair Boyes asked for a motion to nominate 23 Stoneleigh Park for historic designation. Ms. Kessler made a motion seconded by Ms. Brevard. All were in favor.

Chair Boyes stated that Ms. Harrison would receive a plaque after the Town Council approved the designation. She is hoping that this designation will motivate others in the Stoneleigh Park development to request local historic designation as well. Ms. Kessler stated that 23 Stoneleigh Park is the leader. Ms. Spikes stated that she may be the next to inquire of this designation as she lives in that development.

Proposed Historic Designation of 112 Ferris Place

Chair Boyes recused herself from this nomination as she is within the 200' property after introducing the owner, Mr. Ward. Mr. Ross provided a summary of his historical findings on 112



Ferris Place. He stated that this house is referred to as the Mills-Ferris-Pearsal House and was built circa 1750 on .47 acres. The lower part of the house, built in the mid-18th century, was most likely moved to its present location from East Broad Street. Mr. Ross stated that he had found historical pictures and this house definitely should be preserved as it is one of the oldest homes in the town of Westfield. Ms. Brevard asked the owner, Mr. Ward to explain his vision of this house. He explained that he discovered that the beams were made of natural plane trees. He wanted to restore this natural wood and incorporate it into the remodel. He would like to save this house and leave its old architectural characteristics. He would like to make it available to children and to the community to show the old design and history.

Open to the public for comments on nomination. None.

Ms. Brevard asked for a motion to designate 112 Ferris Place as historic. Ms. Kessler made a motion, seconded by Ms. Healy. All were in favor. The motion passed. Chair Boyes then returned to the meeting.

NEW BUSINESS:

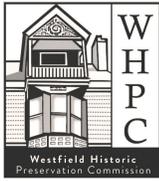
Design Considerations for 1481 East Broad

Chair Boyes introduced owners, Mr. & Mrs. Morabelli to discuss their design considerations for 1481 East Broad Street. Mr. Morabelli stated that they bought this home in late April. They are planning to preserve this house with modern renovations. They had met with Chair Boyes, Ms. Kessler, Mr. Wendel and Mr. Blasi. Mr. Wendel summarized the history of this home. This property was originally owned by 3 brothers (Daniel, David and William) of the Pierson family; one of the founding families of Westfield. It is a highly significant historical home. Chair Boyes thanked Mr. Wendel for his research and stated that this home had a lot of integrity and character. She was happy that the owners wanted to maintain the old historical characteristics. She asked the owners to present their design plans to the Board. Ms. Morabelli showed drawings to the Board reflecting the current home and their proposed exterior plans. She explained that their goal is to keep the existing structure and build upon it to meet their needs. They plan a rear addition while preserving the front façade. They presented drawings of design options. Mr. Blasi asked about the front overhang and porch. He stated that the shown design reflected a cape cod style home and he was concerned about the preservation of the current old style. He stated the proposed overhang changed the style of the home giving it a more modern cape cod appearance and suggested that the homeowners maintain the historical characteristics. He recommended that they replicate the window cases and sills in the front of the house. Ms. Morabelli stated that she appreciated all of the help from the commission, and was open to their suggestions and ideas. She stated that the process has been extremely helpful. Their plan is to preserve the original integrity of this home. Mr. Blasi stated that he is happy to hear that they will retain the historical façade. Councilwoman Habgood stated that she was happy to see a young couple appreciate historical older homes. The couple will continue to meet with the design committee.

HPO UPDATE:

780 Oak Avenue

The owner of 780 Oak Avenue applied for a demolition permit and it was referred to the HPC for review. This is a Colonial Revival style home. It was concluded by Mr. Ross to have no historical significance.



330 Woodland Avenue

The owners of 330 Woodland Avenue applied for a demolition permit and it was referred to the HPC for review. Chair Boyes asked Mr. Ross to summarize his findings on this home. Mr. Ross stated that this Tudor Revival style home was built in 1929 and is one of the original Arthur Rule homes of the historic Wychwood development. This home was found to have historical significance.

Open to the public for comments.

Ellie Goepel of Land Gate Custom Homes stated that the owner began looking into renovations as the home is very choppy and in need of electric upgrades and other upgrades as well as layout changes. The owner was unaware of its historical background. She agreed to meet with the design committee and owner to discuss keeping the homes historic exterior and characteristics while renovating the interior to meet the owners needs.

Chair Boyes asked for a motion to concur with the Historic Preservation Officer's assessment that 330 Woodland Avenue has significance. A motion was made by Ms. Tener, seconded by Ms. Jaruzelski. All were in favor.

OLD BUSINESS:

Resolution for 242 Kimball Avenue

Chair Boyes asked Mr. Jardim to summarize the resolution. Mr. Jardim stated that this resolution is to memorialize the certificate of appropriateness previously presented by the owners of 242 Kimball Avenue to construct a new two car garage. The application was approved at last months meeting.

Chair Boyes asked for a motion to memorialize the certificate of appropriateness for 242 Kimball Avenue. Ms. Brevard made a motion, seconded by Ms. Healy. All were in favor. Mr. Blasi abstained from the vote.

Committee Updates:

Chair Boyes asked if any HPC member had any updates.

She informed the Board that Ms. Jaruzelski had received website training and will be in charge of the posting on the HPC webpage. Ms. Jaruzelski has written posts on the Devlin Award winners

Open to the public for comments. None.

Adjournment:

Chair Boyes asked for a motion to adjourn the meeting. All were in favor. The meeting adjourned at 9:47pm.

Respectfully submitted,

Kristine Burd
Board Secretary