

SPECIAL MEETING MINUTES
RED BANK HISTORIC PRESERVATION COMMISSION
November 12, 2025

The Red Bank Historic Preservation Commission held a special meeting on Wednesday, November 12, 2025, at 6:00 PM, in the municipal building, first floor, 90 Monmouth Street, Red Bank, New Jersey.

The meeting was called to order at 6:00 PM. A roll call showed that Louis Almerini, Marjorie Cavalier, Liam Collins, Paul Cagno, Karen Schmelzkopf, Michael White, and Bethsy Varela attended. Michele Donato, Board Attorney, and Shawna Ebanks, Board Secretary, were 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, and outside the Red Bank Council Chambers.

Regular Meeting Minutes: October 15, 2025

Motion: Approved as presented
Moved by: Karen Schmelzkopf
Seconded by: Bethsy Varela
Ayes: Karen Schmelzkopf, Louis Almerini, and Bethsy Varela
Nays: None
Abstained: Marjorie Cavalier, Paul Cagno, Liam Collins, Michael White

Minor Works Committee

Over email, the Committee reviewed one minor works application for one sign at 65 Monmouth Street. The Committee is continuing to discuss the application.

RiverCenter Liaison

RiverCenter discussed the 65 Monmouth Street signage application.

Intensive Architectural Survey

Architectural Heritage Consultants is conducting an intensive architectural survey. The survey will consist of 75 properties, of which 20 have already had surveys completed. The properties are all within the Design District Overlay Zone (Broad Street Historic District).

Historic Sites Designation/Design Guidelines Committee

Architectural Heritage Consultants presented that revisions were made to the guidelines based on the comments from August and October.

Paul Cagno asked for clarification on how the HPC's guidelines will address black-frame windows. Steven Smolyn responded that this is addressed in guideline #5 for primary windows, which speaks to matching historic profiles, operations, and mutton patterns. If the mutton patterns are

a darker color, they are not discernible, which is not in keeping with the guidelines. Also, pages 87 and 88 of the appendix provide examples of appropriate window types.

Liam Collins suggested that demolition of a structure should require a design for the new structure before demolition is approved. Majorie Cavalier responded that the Commission lacks authority.

Michele Donato clarified that there are criteria to be followed for demolition, including consideration of the character and quality of the existing building, the justification for its demolition, and so on. However, those criteria do not determine future development. Also, it was clarified that new construction in the historic district is reviewed by the HPC and that recommendations are forwarded to the land use board.

Michele Donato broke down the procedure for adoption of the design guidelines into the Borough's ordinance. Council introduces the guidelines, then they are referred to the Planning Board for consistency with the Historic Element of the Master Plan. The ordinance will go back for a second reading before the governing body, which is when a public hearing will be held. Once adopted, it will be integrated into the existing historic preservation ordinance as the regulatory guidelines.

Majorie Cavalier motioned to approve the design guidelines, and it was seconded by Liam Collins.

Ayes: Louis Almerini, Marjorie Cavalier, Liam Collins, Paul Cagno, Karen Schmelzkopf, Michael White, and Bethsy Varela

Nays: None

Abstained: None

HPC 092: 62 Washington Street

The applicant, River Giberson, proposes exterior renovations, including repainting the façade. The new paint color is Randolph Stone, from the Benjamin Moore Williamsburg collection. Additionally, the applicant proposes removing one window on the side elevation to renovate the kitchen. The windows and the doors will be replaced.

The chimneys will be removed since they are non-functional.

Majorie Cavalier asked if the stained glass for the transom would be kept. Mr. Giberson responded that it is not a regular transom window; it will remain.

There is termite damage to the siding, and it is not repairable, so the siding will be replaced.

The basement window will be reopened.

Louis Almerini asked that, since the basement level follows the contours of the first-floor window above, when the basement window is open, will it follow the same recessed level as the bay window? Mr. Giberson replied that it would follow the same look.

The front door will be replaced due to severe damage. The locking mechanisms no longer work on the interior. The new door would be a wooden one similar to the one at 65 Washington Street.

The existing roof is slate, and the applicant would like to save it. There are areas of damage and missing shingles, so they are hoping to patch them. If they cannot save the roof, the material will be replaced with architectural-slate-look shingles or synthetic slate shingles.

Liam Collins informed him that the applicant's home was the residence of James Avati, a famous illustrator.

Paul Cagno asked how the windows' historic character would be maintained if it were painted black. He does not believe it would bring back the character of the house. The applicant stated that they were open to painting the windows a lighter color. The exterior trim will be sanded and maintained. They will be painted an off-white cream color. However, he had concerns about the white trim contrast with the white windows.

Louis Almerini advised that the applicant should achieve match the trim colors on the windows. The applicant may want to base trim color on window color, so first find windows that approximate the off-white / cream color the applicant wants for the trim, and then select a trim color that matches the windows.

Liam Collins emphasized that the applicant should try to preserve the slate roof, as it's one of the few remaining slate roofs on Washington Street.

The applicant was not opposed to a solid front door; however, he preferred a partially glass door to see out of. Liam Collins commented that the door's shape is more important. The applicant will try to find a similar door or have something custom-made.

Louis Almerini suggested that the applicant move shingles from the back to replace the damaged ones in the front and then replace the back with composite slate.

The siding will be replaced with Hardie board, painted in a color called Randolph Stone.

Paul asked whether the new siding would be shaped like the existing siding, and the applicant agreed. He recommended that the applicant seek contractors who specialize in siding restoration.

Michael White commented that the architecture of this house is rare and should be treasured. The overall design of the house should be preserved, especially the door and the roof.

Marjorie suggested that, instead of closing the window, the applicant close it from the inside while maintaining the window's appearance from the outside.

Marjorie Cavalier made a motion to approve the application, with the condition that the applicant will not paint the window black, and it was seconded by Karen Schmelzkopf.

Ayes: Louis Almerini, Marjorie Cavalier, Liam Collins, Paul Cagno, Karen Schmelzkopf, Michael White, and Bethsy Varela

Nays: None

Abstained: None

Majorie Cavalier mentioned that there would be a presentation on the design guidelines at the Red Bank Library on November 13th at 6:30.

Michael White seconded Bethsy Varela's motion to adjourn the meeting. The meeting was adjourned at 6:53 PM.

Respectfully,
Shawna Ebanks
Historic Preservation Commission Secretary