

# CITY OF ORANGE HISTORIC PRESERVATION COMMISSION

**DATE:** March 29, 2018

**NUMBER:** 4-2018

**TITLE: A RESOLUTION OF THE CITY OF ORANGE TOWNSHIP HISTORIC PRESERVATION COMMISSION GRANTING CERTIFICATE OF APPROPRIATENESS FOR 512 SOUTH JEFFERSON STREET, BLOCK 6004, LOT 10, TO ADD A DORMER TO THE LEFT SIDE OF THE ROOF AND TO ADD A FRONT YARD DRIVEWAY, AND LANDSCAPING**

**WHEREAS**, Henri Frederique (“Applicant”) and Frederique Estates, LLC have applied to the Historic Preservation Commission of the City of Orange Township for approval of a Certificate of Appropriateness for work to be done on the property owned and located at 512 South Jefferson Street, Orange, New Jersey, and designated as Block 6004, Lot 10 on the Tax Map of the City of Orange Township; and

**WHEREAS**, the Application consisting of the Application itself signed by the owner, together with two (2) undated photographs, and two exhibits, A-1 which was a dormer image plan, and A-2, a front yard plan prepared by DeM Designs, Architectural Designer, Maplewood New Jersey, labeled A-1.0 (front yard plan) and A-2.0 (existing and proposed façade) dated on or about February 12, 2018; and

**WHEREAS**, the Commission received and reviewed the Application, Exhibits and photographs as well as any memoranda from the Zoning Officer, Department of Public Works, Planner, Engineer, Building Department or Construction Code Official, Fire Department, Police Department, and any appropriate division or officer thereof, and any other agencies (if any such memoranda were received) and the Commission provided an opportunity for comments from the public and interested parties; and

**WHEREAS**, the Application was the subject of public notice by virtue of the publication of the agenda of the Historic Preservation Commission, and all members of the Commission voting on this resolution have attended the public hearing(s) or have certified that they have read the transcript(s) or listened to the tape(s) of the hearing pursuant to N.J.S.A. 40:55D-10.2; and

**WHEREAS**, the Commission reviewed the Application, Exhibits and photographs and is granting approval in reliance upon the representations made in the Application and photographs, together with the testimony of Mr. Maury Winkler in the public presentation by the Applicant; and

**WHEREAS**, the Commission, after carefully considering the evidence submitted by the Applicant, its own professionals and City’s professional staff, and the general public, makes the following findings of fact and conclusions of law:

## **I. FINDINGS OF FACT**

- A. The Applicant Henri Frederique along with Maury Winkler, who is also the representative of the owner, Frederique Estates, LLC, 28 Berkeley Park, Bloomfield, New Jersey 07003, testified in favor of the Application for 512 South Jefferson Street, also known as Block 6004, Lot 10 on the City’s Tax Map, on January 17, 2018 and February 21, 2018.
- B. The property is located in an historic district, and it is a purported two-family home.

- C. Mr. Frederique testified that he intends to add a front yard driveway and a dormer to the left side of the home to accommodate a more spacious living area and stairway inside, because it is a two family home that has a cramped stairway and access area to the third floor living space.
- D. Mr. Frederique then testified that the dormer will not be very noticeable when viewing the house from the street and that it will not adversely affect the property or the properties adjacent or in the historic district. To that end, Mr. Frederique authenticated the photographs as showing dormers in nearby homes similar to what he intends to construct.
- E. Mr. Frederique testified that the roof of the dormer will be clad in materials like the existing roof (the roof needs repair in that area), and that the siding of the dormer will be the same size, style and color as the existing cladding on the house.
- F. The Applicant agreed to use fiber cement board as cladding in the area of the dormer and the new or renovated front porch. No vinyl siding is allowed.
- G. The Applicant agreed not to install a gate or fence on or at the driveway area.
- H. The Commission agreed to the repair of the roof and addition of the dormer to create more headroom, however, the Commission asked the Applicant to come back with a revised plan for both the front yard, which it does not want to be paved entirely, which plan should include landscaping, and for the front porch, which has been changed and is not original.
- I. The Applicant returned on February 21, 2018 and testified (Mr. Winkler) that the porch has vinyl siding at the top portion; the Commission members made it clear that vinyl siding was not acceptable, after which Mr. Winkler agreed on behalf of the Applicant to clad the porch area to the extent any cladding is required in fiber cement board with an historic appearance.
- J. The Commission thereafter agreed to issue a full Certificate of Appropriateness for the property, including the addition of the dormer with fiber cement board cladding and roof shingles that match the existing (like kind materials).
- K. The Commission approved a renovated front porch, with wood posts Corinthian style supporting the front porch roof, and a wooden railing for both the porch and steps, without any wrought iron posts or wrought iron railings.
- L. The Commission approved new or rebuilt front steps which must be rebuilt or repaired at the same width and slope as that existing now, with wooden railings (no wrought iron).
- M. The Commission approved a new front yard driveway with landscaping. The Applicant agreed not to fence or gate the driveway or driveway area.

## **II. CONCLUSIONS OF LAW**

- A. The Commission first finds that the Applicant has demonstrated by virtue of the Application and accompanying materials and Mr. Frederique's and Mr. Winkler's testimony that the Application is warranted, i.e., that the roof needs repair and that the dormer will not be obtrusive and that the Applicant will undertake this project using materials like the original in terms of material, style, size and color. The Commission further found that the plan for the new porch is satisfactory as long as the posts and railing are wood and that the stairs will be rebuilt or repaired, without the use of wrought iron as either posts or railing. The Commission further finds the driveway plan acceptable if landscaped and not fenced or gated in any way.
- B. The Commission further finds that the proposed repairs, driveway and the dormer will not impair the historic significance of the historic district, will not encroach upon nearby properties within the historic district, and will not cause substantial detriment to the public good and will not substantially impair the intent and the purpose of the zone plan and zoning ordinance, and that the same are consistent with the Master Plan and ordinance establishing the Commission, historic districts, map and regulations.
- C. The Commission concludes that the benefits of granting the Certificate of Appropriateness substantially outweigh any detriments.

- D. Therefore, it is appropriate and that the Historic Preservation Commission hereby APPROVES the issuance of a CERTIFICATE OF APPROPRIATENESS to the Applicant, for the roof repair, dormer addition, new driveway in the front yard, landscaping, new porch with wood posts supporting the roof and wood railings, and rebuilt or repaired steps.
- E. The Applicant is to restore the front porch as close to original dimensions and using wood and other like kind materials and not wrought iron.

### III. ADDITIONAL CONDITIONS OF APPROVAL

- A. **AS A CONDITION OF THIS APPROVAL, THE CONSTRUCTION MUST PROCEED IN STRICT COMPLIANCE WITH THE PLANS AND/OR REPRESENTATIONS MADE IN THE TESTIMONY SUBMITTED, AS THOSE PLANS AND THE REPRESENTATIONS MADE BY THE APPLICANT IN HIS, HER OR ITS TESTIMONY ARE WHAT IS APPROVED BY THE COMMISSION. SHOULD ANY CHANGE BE MADE INCONSISTENT WITH THE PLANS OR TESTIMONY, THE APPLICANT MUST RETURN TO THE HISTORIC PRESERVATION COMMISSION FOR AN AMENDED CERTIFICATE OF APPROPRIATENESS. "FIELD ADJUSTMENTS" THAT RESULT IN ANY SIGNIFICANT CHANGE WILL NOT BE TOLERATED AND A STOP WORK ORDER WILL ISSUE, NECESSITATING A RETURN APPEARANCE BEFORE THE COMMISSION AT THE FOLLOWING MONTHLY MEETING. ANY DELAY OR DELAY DAMAGES ASSERTED BY THE CONTRACTOR OR OTHERS WILL BE STRICTLY THE FAULT OF THE OWNER, APPLICANT AND/OR CONTRACTOR FOR NOT PROPERLY EXECUTING THE PLANS OR ABIDING THE TESTIMONY SUBMITTED WHICH RESULTED IN THIS APPROVAL.**
- B. PLANS: All revisions to the Application as described and the papers submitted, including plans and drawings (if any) after the first submission must be properly identified on subsequent submissions and submitted for review and become part of the file for this property at the City of Orange Township.
- C. UTILITIES, PROTECT ADJACENT CONSTRUCTION, AND INHABITANTS/NEIGHBORS: Comply with all applicable requirements of governing authorities including, but not limited to, public utilities (provide mark-out and 24 hour notification of any discontinuity of utility services with owner). Provide temporary facilities, service utilities, and protection as required to safely execute all work.
- D. CONSTRUCTION DEBRIS: Contractor shall be responsible to remove and legally dispose of all materials from the job site. A permit may be required to place a unit for storage of debris at the job site or in the street. This is the Applicant's responsibility to obtain.
- E. PLANS AND DRAWINGS: The contractor shall prepare and maintain a complete set of record construction drawings (if any) indicating all actual work, modification and revisions to the work delineated on the construction drawings as well as any concealed construction work. Include any other information which would be helpful to the owner, at the site.
- F. SUBSTANTIAL COMPLETION: At project closeout, contractor shall procure final certificate of occupancy upon completion of the project and forward same to the owner. Contractor shall clean premises, test applicable systems, and leave ready for occupancy.
- G. PERMITS: The Applicant shall be responsible for obtaining and paying for all the required permits, inspections, etc.

- H. **PROJECT COMPLETION:** Upon FULL completion of the project, architect and/or contractor to submit certificate of occupancy or continued certificate of occupancy approved by the Building Department to the owner.
- I. **CODE AND STANDARDS COMPLIANCE:** All work, materials, and equipment shall meet the latest requirements of all applicable state & local building codes, regulations, the requirements of the authorities having jurisdiction, and the standards of the Secretary of Interior for Rehabilitation. Where applicable, comply with all requirements of the NJUCC Barrier Free Subcode and/or Americans With Disabilities Act (ADA).

**NOW, THEREFORE, BE IT RESOLVED**, by the City of Orange Township Historic Preservation Commission that the Application for a Certificate of Appropriateness for the work described in the Application and, including any photographs, is approved and granted subject to the foregoing conditions in Section I. G, Section II. E., and Section III. A-I, hereof, and the following additional conditions, where applicable:

**IV. PLAN REVISIONS AND SUBMISSIONS**

Prior to signing the final site plan approval, Applicant shall submit any requested revisions to the plans or otherwise provide studies, plans, or documents, as follows:

- A. The Applicant should address all of the findings, if any, in the comments and reports made by the City Engineer, Police Department, Fire Department, and any other relevant departments and agencies, in addition to the Department of Public Works and all of its officers and divisions, if any.
- B. Pursuant to City of Orange Township municipal ordinance, prior to the issuance of building permits, the Applicant shall have installed or shall have furnished any required performance guarantees for the ultimate installation of all streets, street signs, curbs, gutters, sidewalks, street lighting, shade trees, storm drains, sanitary sewerage and utilities, monuments, and/or top soil required, if any, by this approved work.
- C. The Applicant shall ensure that its general contractor and subcontractors do not damage the roadway pavement, curbing, sidewalk, grass strip between the curb and the sidewalk or any other improvements in the public right of way, whether on the public right of way or the privately owned property including but not limited to slate or bluestone sidewalks and walk ways. A note shall be added to the plans stating, "Any damage to the right of way including the sidewalk must be repaired / installed to equal standards."
- D. **OTHER APPROVALS.** Prior to signing the final site plan, Applicant shall submit any requested revisions to the plans or otherwise shall obtain and comply with the requirements of all outside agencies from which approval is required, and it shall be Applicant's duty to determine whether such further approvals are required, including but not limited to:
  - 1. Final approval of the Essex County Planning Board, if required.
  - 2. Final approval from and comply with the requirements of the Union County Soil Conservation Service, if required.
  - 3. All other necessary approvals from applicable county, state, regional and federal agencies.

**V. TAXES**

Applicant shall pay any outstanding real estate taxes and assessments within fourteen days of this Resolution and provide proof by an official search for municipal liens.

**VI. FEES**

Applicant will post an escrow fee to cover and pay for the professionals’ review of this application and preparation of this Resolution in accordance with City ordinance. Applicant will pay all outstanding escrow and application fees within fourteen days of the Resolution and receipt by Applicant of the bills for such charges including those that arrive after the Resolution is memorialized. No construction permits will be issued until this section is satisfied.

**VII. INSPECTION FEES**

Applicant shall post inspection fees, in an amount to be determined by the City Engineer, before any improvements are installed, if and as required by the City.

**VII. OTHER REQUIREMENTS**

A. Applicant will post a notice of decision in the Official Paper and provide an affidavit of publication to the Planning and Development Department.

**IX. SATISFACTION OF CONDITIONS**

This approval of the Certificate of Appropriateness shall not be deemed satisfied and construction permits shall not be issued until such time as the Director of the Department of Public Works and/or his designee and/or the City Engineer finds that all conditions of approval have been satisfied.

**ROLL CALL ON THE MOTION TO APPROVE:**

	Yes	No	Absent	NP
Keith Carrol	_____	_____	<u>  x  </u>	_____
Kathy Dowd (2 <sup>nd</sup> )	<u>  x  </u>	_____	_____	_____
Jody Leight (mover)	<u>  x  </u>	_____	_____	_____
Brandon Matthews	_____	_____	<u>  x  </u>	_____
Bruce Meyer	<u>  x  </u>	_____	_____	_____
Janice Morrell	<u>  x  </u>	_____	_____	_____
Yolanda Silverio	_____	_____	<u>  x  </u>	_____
Troy Simmons	<u>  x  </u>	_____	_____	_____
Abdiel Velez	_____	_____	<u>  x  </u>	_____
Karen Wells	<u>  x  </u>	_____	_____	_____

**MEMORIALIZATION:**

This Resolution adopted this 29th day of March, 2018 memorializes the action taken at a meeting of the City of Orange Township Historic Preservation Commission with the roll call vote on the memorialization as follows:

	Yes	No	Absent	NP
Keith Carrol	_____	_____	_____	_____
Kathy Dowd (2 <sup>nd</sup> )	_____	_____	_____	_____
Jody Leight (mover)	_____	_____	_____	_____
Brandon Matthews	_____	_____	_____	x
Bruce Meyer	_____	_____	_____	_____
Janice Morrell	_____	_____	_____	_____
Yolanda Silverio	_____	_____	_____	x
Troy Simmons	_____	_____	_____	x
Abdiel Velez	_____	_____	_____	x
Karen Wells	_____	_____	_____	_____

I hereby certify that the foregoing is a true copy of a Resolution of the City of Orange Township Historic Preservation Commission memorialized on March 29, 2018.

Adopted:

\_\_\_\_\_  
Joyce Lanier  
Secretary

\_\_\_\_\_  
Karen Wells  
Chair