



The City of Orange Township Historic Commission

Commissioners

Keith Carroll
Kathy Dowd
Jody Leight
Brandon Matthews
Janice Morrell
Troy Simmons
Abdiel Velez
Karen Wells

February 27, 2023

Kathy Cooper and Steven Dowd
406 Clarendon Place
Orange, NJ 07050
Kcooper406@comcast.net

RE: 406 Clarendon Place - Certificate of Appropriateness for a New Roof and Siding on Right Side of Garage, Block 4902 Lot 1

Dear Ms. Cooper and Mr. Dowd:

This letter constitutes an advance notice that the City of Orange Historic Preservation Commission (OHPC) voted at the February 15, 2023 meeting to approve a Certificate of Appropriateness for a new asphalt shingle roof on your pre-existing garage, new pine wood siding on the right side of the garage, and new footings for the garage located on the property known as 406 Clarendon Place in the City of Orange Township, in the Montrose-Seven Oaks Historic District, and which property is Block 4902, Lot 1 on the City of Orange Township Tax Map. Per the Application dated February 1, 2023, and accompanying materials including two black and white photographs and five color photographs depicting the house for reference and all angles of the garage that had improvements made, and a property record, the Owners and Applicants seek a Certificate of Appropriateness. A formal Resolution will memorialize the vote taken at the OHPC's next meeting.

The approval of the Certificate of Appropriateness is based on, and subject to, the following findings of fact and specific conditions of the property:

I. FINDINGS OF FACT

- A. The owners of the property, Kathy Cooper and Steven Dowd, appeared and were sworn and testified that they own the property at 406 Clarendon Place on which there exists a single family home with a rear garage, and that the garage was severely deteriorated, and that the roof was leaking. Ms. Cooper testified that the contractor removed the deteriorated shingles and replaced the roof with asphalt shingle roofing materials, which was a like-kind materials rehabilitation, and that they removed the existing cedar siding on either side of the garage, and side wall framing, had new foundations laid, and then reframed the garage in the same

style and dimension, with the same footprint as the pre-existing garage, and then re-applied the pre-existing cedar siding on the left side of the garage and replaced the deteriorated siding on the right side with pine siding, to match the cedar in its application and arrangement. The window and garage door were replaced but no structural, size or design changes were made. The front and back of the garage were not touched in the rehabilitation process.

- B. After the rehabilitation with like-kind materials was completed by their contractor, Ms. Cooper and Mr. Dowd were informed by the Building Department of the City of Orange Township that they would need to obtain a Certificate of Appropriateness from the Orange Historic Preservation Commission (OHPC). This Application and public hearing on the Application proceeded, and the testimony was as stated above as to the actions taken.
- C. At the public hearing portion of the meeting, there were no comments from the public.
- D. Based on the testimony provided that the roof of the garage was replaced with like-kind materials, that the cedar siding on the left side of the garage was saved and then re-placed onto the left side, and that pine siding to match the cedar was applied on the right side of the garage where the cedar could not be saved, and that the re-framing and new footings was necessary due to deterioration, the Commission agreed to the request for a Certificate of Appropriateness and found same warranted based upon the sworn testimony and representations at the public hearing on the Application and photographs and other materials submitted.

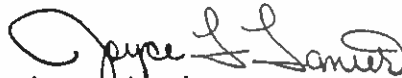
II. CONCLUSIONS OF LAW

- A. The Commission agreed that request to install new roof shingles and new pine wood siding on the right side of the garage warranted relief, and would advance the goals of the Orange Valley Historic District, the City's Master Plan, the zone plan and ordinance, Design Guidelines, and the Municipal Land Use Law.
- B. The Commission found that the Applicant demonstrated by virtue of the Application, testimony, photograph and other information as to the need for the new roof and new wood siding on the garage, that the relief sought in the Application is warranted, and that a Certificate of Appropriateness shall issue for the new roof and siding on the garage only.
- C. Therefore, it is appropriate that the Historic Preservation Commission hereby APPROVES the issuance of a CERTIFICATE OF APPROPRIATENESS to the Applicant and Owners for a new shingle roof made up of, specifically, asphalt roof shingles and new pine wood siding.

This is not a zoning approval. The OHPC does not examine applications with respect to either zoning or use. This is not a building or construction permit. This is not an approval of any side yard, rear yard or front yard setbacks, maximum lot coverage, width, lot size, floor area ratio, impervious surface, or compliance with any other local land use ordinance requirement, site plan ordinance requirement, or any other code, including but not limited to International Residential Code, National Electrical Code, National Standard Plumbing Code, International Energy Conservation Code, International Mechanical Code, International Fuel Gas Code, N.J. Rehabilitation Subcode, and the N.J. Barrier Free Subcode.

Please let me know if you have any questions about the foregoing.

Sincerely,

A handwritten signature in cursive script that reads "Joyce Lanier".

Joyce Lanier
Secretary to the OHPC