



The City of Orange Township Historic Commission

Commissioners February 27, 2023

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

Chaz Hills Dozier and Jose Ruiz
436 New England Terrace
Orange, NJ 07050
hillsdozier@yahoo.com

Scott Doughman
Home Depot
2455 Paces Ferry Rd SE
Atlanta, GA 30339
permits@gopermits.org

RE: 436 New England Terrace - Certificate of Appropriateness to Replace Windows, Block 4103, Lot 10

Dear Messer's Hills Dozier and Ruiz and Mr. Doughman:

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 seeking approval for the installation of ten (10) new windows on the residential home located at 436 New England Terrace, in the City of Orange Township, in the Montrose Seven Oaks Historic District, and which property is Block 4103, Lot 10 on the City of Orange Township Tax Map, per the Application dated January 31, 2023 submitted by Scott Doughman, Home Depot, Atlanta, GA and Chaz Hills Dozier, the owner, together with (3) color photographs depicting the house and all angles of the hipped roof, and the windows, as well as the Home Improvement Agreement, product information sheets for Simonton 6100 double hung windows, and a property record. 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 subject property, 436 New England Terrace, City of Orange Township, N.J. 07050, also designated as Block 4103, Lot 10 on the City of Orange Tax Map, are Jose Ruiz and Chaz Hills Dozier. The Applicant is Home Depot, 2455 Paces Ferry Road, Atlanta, GA and the Applicant was represented at the public hearing on the Application by Andrew Petrides. The Owners and Applicant were sworn and testified in favor of the Application at the public hearing held on February 15, 2023.

- B. The Application consisted of the Application form itself, signed on January 31, 2023 by Scott Doughman, Home Depot, with permission of the owner represented by the Home Improvement Agreement signed by Chaz Hills Dozier dated January 29, 2023, three (3) color photographs of the side porch elevation (and other elevations) of the single family residence where the existing windows will be removed and the new windows installed, product information sheets for the Simonton 6100 series double hung, white insulated windows, and a Window Specification Sheet showing that the dimensions of the windows to be removed, as well as a property record card.
- C. The subject property is located in the Montrose-Seven Oaks Historic District. According to the photographs, the house faces sideways instead of facing the street, and the front door is on the side of the house. The windows will be installed on the side porch. The windows to be installed on the elevations noted as "1" and "5" are on the short sides of the rectangular attached porch, and the windows to be installed on the elevations noted as "2," "3," and "4" on the "front" or long perimeter side of the attached porch (the long perimeter) which is the elevation that actually faces the street, New England Terrace.
- D. The Home Depot representative, Mr. Petrides, testified that the ten (10) new white double hung windows will be the same size and same style as the existing windows that are deteriorated and will be removed. Because the new windows are insulated, there will be no need for storm windows, Mr. Petrides further testified. There will be no structural changes to the house or aperture openings.
- E. The new windows are vinyl, and because vinyl is prohibited by the Design Guidelines, the owners and Applicant require a Certificate of Appropriateness to proceed with the project. The Commission members found that the windows were deteriorated as was testified to, and needed to be replaced, and that because the new windows will not require storm windows, and are the exact same size and style as the existing windows, and that the placement is the same, that the window replacements would not detract from the Historic District, the integrity of the house itself, or the zone plan and Master Plan, and that the relief was warranted.
- F. At the public hearing portion of the meeting, there were no comments from the public.
- G. This approval is limited to the new windows, and is based upon the testimony, product information, Window Specification sheet, representations at the meeting, and the Application and photographs submitted.

II. CONCLUSIONS OF LAW

- A. The Commission agreed that request to install new ten (10) windows warranted relief, and would advance the goals of the Montrose Seven Oaks Park 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, photographs as to the need for the new windows, that the relief sought in the Application is warranted, and that a Certificate of Appropriateness shall issue for the replacement of the ten (10) new Simonton 6100 series double hung insulated white windows only.

- C. Therefore, it is appropriate that the Historic Preservation Commission hereby APPROVES the issuance of a CERTIFICATE OF APPROPRIATENESS to the Applicant and Owner for the replacement of ten (10) new double hung windows, per the plan, Window Specification sheet, photographs, and Application and Home Improvement contract submitted.

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,



Joyce Lanier
Secretary to the OHPC