

**HISTORIC PRESERVATION COMMISSION  
REGULAR (virtual) MEETING DECEMBER 15, 2020**

**ROLL CALL**

Janice Allen  
Sherlock Bender (absent)  
Laly Espinoza Kuga  
Scott Lamperti (absent)  
Steve McIntyre  
Wendy Schaefer  
Katherine Miller, Chair

Also present:

Brian Hak, Esq., Associate Borough Attorney  
Stephanie Sherwood, Recording Secretary

Call to order at 7:02 pm. Ms. Sherwood read the Compliance Statement.

**APPLICATIONS**

**COA 01-11-25-2020, 73 Washington Avenue.** Ms. Miller provided background on the application, specifically that the applicant was looking to expand upon COA 01-10-06-2020 which read as follows:

Windows shall be replaced with Anderson A series 6 over 1 exterior grill windows and shall be the same size in terms of proportions, glazing, dimensions and panes as the original windows. Building out or enlarging casings and surrounds or in-filling or otherwise altering frame size to accommodate stock replacements is not permitted for any window.

Anderson 400 Woodwright 6 over 1 exterior grill windows can be used on the rear of the house only.

Asbestos siding shall be removed and replaced with Hardie straight or staggered edge shake or wood straight or staggered edge shake, Hardie clapboard or wood clapboard, Hardie Board and Batten or wood Board and Batten.

Any soffit replacement shall be non-vented Hardie plank or beaded board or wood plank or beaded board.

The roof shall be replaced with asphalt shingle.

We do not approve vinyl windows and siding.

We do not approve whitewashing any existing brick.

Discussion ensued.

Ms. Miller made the following motion to approve COA 01-11-25-2020 for 73 Washington Avenue.

We approve the following:

1. Install new Andersen Straightline (334) Colonial 9 Panel Entry Doors at front and rear of house.
2. Install new Andersen A Series 6 over 1 exterior grill windows at front and both sides of house. Unless otherwise stated herein, windows shall be the same size in terms of proportions, glazing, dimensions and panes as the original windows and building out or enlarging casings and surrounds or in-filling or otherwise altering frame size to accommodate stock replacements is not permitted for any window.
3. Install new Andersen 400 Woodwright 6 over 1 exterior grill windows at rear of house.
4. Reverse two window locations on 1<sup>st</sup> floor in rear of house to accommodate for relocated kitchen. Window sizes to remain the same as existing at 37W X 52H and 31W X 39H.
5. Resize 1 window to 31W X 39H in 1<sup>st</sup> floor Linden side to accommodate for relocated kitchen
6. Remove two windows in 2<sup>nd</sup> floor front right bedroom, one that faces Park Place, one that faces Linden.
7. Install one Andersen "A" series 2 over 2 exterior grill window 33.25W X 23.25H on 2<sup>nd</sup> floor Linden Avenue side at the right of chimney to accommodate for new bathroom.
8. Install new poured concrete stairs at rear entry.
9. Install new vapor barrier over existing asbestos siding and install new Hardy "Statement Collection" Smooth finish Gray Slate Plank Siding (Width 8.25" with 7" exposure) on all sides of the house excluding the front first floor elevation.

10. Patch existing foundation as needed and paint.
11. Replace existing black asphalt roof with new black asphalt shingled roof.

We do not approve the installation of a new Clopay (HDB\_SW\_SOL #204598371) Classic Collection 16 ft. x 7 ft. non-insulated solid white garage door as proposed. Instead, the garage door must include top or 2nd row windows.

We do not approve the proposed modifications to the Three Season Room (3SR) on the Linden Avenue side of house. Instead, we approve the removal of all existing upper windows on all sides and lower windows on the side and rear of the 3SR. We approve the removal of the door and staircase at the rear of the 3SR. We approve the installation of wall to wall windows on all sides that shall be the same height as the current front window. We approve the installation of Hardy siding as described herein above and below the windows on the side and rear of the 3SR. We approve brick installation on the front of the 3SR that will match what is currently only beneath the front window.

Seconded by Mr. McIntyre and on Roll Call carried all five voting aye.

Ms. Sherwood advised that the Certificate of Appropriateness would be ready within 7 – 10 business days.

**COA 01-12-02-2020, 104 Sycamore Avenue.** Ms. Miller provided background on the application, specifically that the applicant was looking to expand upon COA 01-09-24-2019 which read as follows:

Work to be done at 104 Sycamore Avenue:

We do approve:

- Demolition of the existing garage and removal of all debris
- Removal of existing asphalt driveway
- Installation of gravel driveway
- Installation of black aluminum scroll railings to the front and back porch steps and landings
- Replacement of existing broken blue stone/slate sidewalk on Willow Avenue with blue stone
- Repair and/or replacement of existing concrete driveway apron in kind

We do not approve:

- Installation of a 12' x 24' prebuilt garage which does not match the architectural detail and design of the existing garage. Applicants will reappear after they have researched garages with stucco walls and carriage style garage doors.

After a brief discussion, the Commission favored gathering more information and addressing the application at the next meeting.

**NEW BUSINESS**

Mr. McIntyre moved to approve the 2021 meeting schedule as follows:

January 26	February 23	March 30
April 27	May 25	June 29
July 27	August 31	September 28
October 26	November 30	December 28

Seconded by Ms. Allen and on voice vote carried unanimously.

**APPROVAL OF MEETING MINUTES**

Regular Meeting of November 24, 2020:

Aye: Kuga, McIntyre, Schaefer, Miller  
Abstain: Allen

**PUBLIC COMMENT:** None.

Motion to adjourn by Ms. Allen, seconded by Mr. McIntyre and on voice vote carried unanimously.

Meeting adjourned at 8:33 pm.