

Landmarks Minutes
December 14, 2016

Present: Ms. Carol Rogers
Mr. Thomas Phillips
Ms. Jennifer Brown Leynes
Mr. John Hatch
Ms. Elise Haremski
Ms. Jacquelyn Leon

Staff: Ms. Lori Caughman, Assistant City Attorney
Mr. Douglas M. Hughes Urban Renewal Supervisor

- I. Call to Order
Ms. Carol Rogers, Chairperson, called the meeting to order.
- II. Sunshine Law Compliance
Ms. Carol Rogers inquired if the Sunshine Law had been complied with. Mr. Hughes answered to the affirmative.
- III. Reading of Minutes
A motion was made by Ms. Rogers to defer the reading of the minutes.
- IV. Restoration Proposals

Consent Agenda

Visitor House
100 Barrack Street
Masonic Temple
Install Lighting

Mill-Hill Historic District
237 Jackson Street
Jonathan Reischi
Replace broken threshold for front door
Repaint door & trim to match existing colors
Replace main door knob

Greenwood Hamilton Historic District
248 Tyler Street
William Garce
Remove existing slate roof
Install new GAF Slateline shingles

Mill-Hill Historic District
259 Jackson Street
Heartstone LLC
Repaint all trim, doors & window frames to match existing
Repair soffit trim

Mill-Hill Historic District
196 Mercer Street
The Colony at Mill Hill Condo Association
Install new rubber roof

Mill-Hill Historic District
126 Mercer Street
Burgess A. Ekman
Repair & replace exterior window sills
Paint to match existing colors

- **Berkeley Square Historic District**
913 West State Street
Marie Pataky
Install new roof

Mr. Hughes presented the case at 913 West State Street to replace existing shingled roof using GAF Slateline shingles. Mr. Hatch made a motion to approve the application as presented. This motion was seconded by Mr. Phillips. The remaining members were all in favor.

- **Berkeley Square Historic District**
928 Berkeley Avenue
2 D Homes
Remove existing siding install new Hardi shakes siding pattern to match existing pattern.
Install new front door and sidelights to match existing configuration
Install new wood windows.

Mr. Hughes presented the case at 928 Berkeley Avenue to replace existing siding & windows. Install a new door and sidelights to match existing configuration. Mr. Hatch made a motion to

approve the application as presented. This motion was seconded by Ms. Haremski. The remaining members were all in favor.

- Greenwood Hamilton Historic District
602 Greenwood Avenue
NJ Association of Corrections
Replace vinyl windows Install new wood windows
Replace metal door install new wood door
Repair porch ceiling

Mr. Hughes presented the case at 602 Greenwood Avenue to install new wood windows and wood door. Replace porch ceiling. Mr. Phillips made a motion to table the application without prejudice. The applicant needs to provide additional information regarding their application. This motion was seconded by Mr. Hatch. The remaining members were all in favor.

- **Mill-Hill Historic District**
126 Jackson Street
Sandra Fuller
Install new roof

Mr. Hughes presented the case at 126 Jackson Street to replace existing metal roof using GAF Slateline shingles. Mr. Hatch made a motion to approve the application as presented. This motion was seconded by Mr. Phillips. The remaining members were all in favor.

- **Mill-Hill Historic District**
241 East Front Street
Chriske Realty
Brick Point
Install new wood shutters
Paint trim

Mr. Hughes presented the case at 241 Front Street to brick point, install new wood shutters and paint all trim.. Mr. Phillips made a motion to table the application without prejudice. This motion was seconded by Mr. Hatch. The remaining members were all in favor.

- **Berkeley Square Historic District**
840 Berkeley Avenue
 Fanta Weeks
 Replace front vinyl windows with wood
 Replace all rotted trim paint house
 Replace fencing front& rear

Mr. Hughes presented the case at 840 Berkeley Avenue to install new wood windows, replace all rotted trim paint house and install new wood fencing front& rear. Ms. Leynes made a motion to dismiss the application without prejudice. This motion was seconded by Mr. Phillips. The remaining members were all in favor.

- **Mill-Hill Historic District**
 255 Mercer Street
 Wayne Fabiny
 Install new wood windows

Mr. Hughes presented the case at 255 Mercer Street to replace existing wood windows with new 2x2 windows. Mr. Hatch made a motion to approve the application as presented. This motion was seconded by Mr. Phillips. The remaining members were all in favor.

- **Greenwood Hamilton Historic District**
 119 Tyler Street
 Dessalon Voley
 Install solar system

Mr. Hughes presented the case at 119 Tyler Street to install a roof solar system. Mr. Hatch made a motion to approve the application as presented. This motion was seconded by Mr. Phillips. The remaining members were all in favor.

- **Mill-Hill Historic District**
 206 Clay Street
 Jared Coleman
 Replace existing stoop
 Replace all rotted trim
 Repaint using existing colors

Mr. Hughes presented the case at 206 Clay Street to replace existing stoop, replace all rotted trim and repaint to match existing colors. Mr. Hatch made a motion to approve the application as presented. This motion was seconded by Mr. Phillips. The remaining members were all in favor.

- **Mill-Hill Historic District**
301 Jackson Street
George Short
Replace window trim
Replace window
Replace window sills

Mr. Hughes presented the case at 206 Clay Street to replace existing stoop, replace all rotted trim and repaint to match existing colors. Mr. Hatch made a motion to approve the application as presented. This motion was seconded by Mr. Phillips. The remaining members were all in favor.

- **Fisher-Richey Perdicaris Place Historic District**
29 Fisher Place
Lori Boyer
Install 3 new wood windows
Install automatic gate with a wood front
Replace existing front landscape

Mr. Hughes presented the case at 29 Fisher Place to install 3 new wood windows, replace existing front landscape and add an automatic driveway gate. Mr. Hatch made a motion to approve the restoration permit with several modifications. The fencing must be board on board windows must match existing configuration. This motion was seconded by Ms. Leynes. The remaining members were all in favor.

- **Hanover Academy Historic District**
51 North Stockton Street
ISLES, Inc.
Install fencing

Mr. Hughes presented the case at 51 North Stockton Street. Mr. Hatch made a motion to approve the fencing with the following conditions. The zoning office will determine the height and the setback the material presented meet approval. This motion was seconded by Mr. Phillips. One abstention by Ms. Leynes remaining members were all in favor.

- **William Trent House**
15 Market Street
City Of Trenton/Samantha Lua
Install New Signage

Mr. Hughes presented the case at 15 Market Street to install new signage. Ms. Leynes made a motion to approve the application as presented. The motion was seconded by Ms. Leon. Ms.

Haremski recused herself. Mr. Phillips commented that the signage could be a little less worded. The Motion passed with one abstention.

- **Hanover-Academy Historic District**
242 Hanover Street
Pennrose Mtg. Company
Install new roof
GAF Slateline Antique Slate

Mr. Hughes presented the case at 242 Hanover Street to replace the roofing material using GAF slateline, antique gray color. Mr. Hatch made a motion to approve the application as presented. This motion was seconded by Mr. Phillips. The remaining members were all in favor.

- **Mill-Hill Historic District**
245 Clay Street
Keven Gilmore
Restore front stoop & railing

Mr. Hughes presented the case at 245 Clay Street to restore front stoop & railing. Mr. Hatch made a motion to approve the application as presented. The stoop will match the adjoining house. This motion was seconded by Ms. Haremski. The remaining members were all in favor.

- **Ewing-Carroll Historic District**
20 Carroll Street
Kenneth Outlaw
Remove existing vinyl siding install Hardi siding.
Remove existing concrete porch replace with composite decking material.

Mr. Hughes presented the case at 20 Carroll Street to install Hardi siding and install a new deck using composite material and wood railings. Mr. Phillips made a motion to approve the application. This motion was seconded by Mr. Hatch. The remaining members were all in favor.

- **Fisher Richey Perdicaris Place Historic District**
35 Fisher Place
John Harmon
Replace all gutters & downspouts (6" half round gutters & downspouts)
Remove slate siding on dormer install wood clapboard siding
Install all new flashing and counter flashing on roof

Replace wood trim where necessary
Paint garage

Mr. Hughes presented the case at 35 Fisher Place to install new gutters & downspouts (6" half round). Install wood clapboard siding on dormers. Replace all new flashing on roofs. Replace all rotted trim where necessary Paint all stucco on house and garage.. Mr. Phillips made a motion to approve the application with conditions. Colors will be determined with homeowner and Mr. Hughes. Brick pointing joints and mortar must match existing. This motion was seconded by Mr. Hatch. The remaining members were all in favor.

- Hanover-Academy Historic District
202 Hanover Street
202 East Hanover LLC
Paint all exterior trim
Install wood windows

Mr. Hughes presented the case at 202 Hanover Street to paint all exterior trim and install new wood windows. Color selection Benjamin Moore Kendall Charcoal HC-166 (doors, windows) Ashley Gray HC-87 (cornice) Elmira White HC-84 (cornice accent). Mr. Phillips made a motion to approve the application as presented. This motion was seconded by Ms. Leon. The remaining members were all in favor.

- Hanover-Academy Historic District
129 North Stockton
Ajax Downtown 2
Paint all exterior trim
Paint exterior brick
Replace Cambridge sconces
Repaint metal roof
Install new metal windows

Mr. Hughes presented the case at 129 Hanover Street to paint all exterior trim and install new wood windows. Color selection Benjamin Moore Kendall Charcoal HC-166 (doors, windows) Ashley Gray HC-87 (cornice) Elmira White HC-84 (cornice accent). Mr. Hatch made a motion to approve the application noting that the windows may not be replaced. This motion was seconded by Mr. Phillips. The remaining members were all in favor.

- Hanover-Academy Historic District
 - 301 Perry Street
 - 303 Perry Street
 - 305 Perry Street
 - 307 Perry Street
 - Ajax Downtown 2
 - Paint all exterior trim
 - Install 6 panel wood door
 - Paint exterior brick
 - Install new wood windows

Mr. Hughes presented the case at 303,305,307 Perry Street to paint all exterior trim and install new wood windows. Color selection Benjamin Moore Kendall Charcoal HC-166 (doors, windows) Ashley Gray HC-87 (cornice) Elmira White HC-84 (cornice accent). Mr. Phillips made a motion to approve the application. This motion was seconded by Mr. Hatch. The remaining members were all in favor.

- Hanover-Academy Historic District
 - 246 Academy Street
 - Isles Inc. c/o Ajax Downtown 2
 - Paint all exterior trim
 - Install 6 panel wood door
 - Install new wood windows

Mr. Hughes presented the case at 246 Academy Street Perry Street to paint all exterior trim and install new wood windows. Color selection Benjamin Moore Fairview Taupe HC-85 (doors) Revere Pewter HC-172(windows). Mr. Phillips made a motion to approve the application noting that the windows may not be replaced. This motion was seconded by Mr. Hatch. The remaining members were all in favor.

- Hanover-Academy Historic District

212 East Hanover Street
Ajax Downtown 2
Paint all exterior trim
Install 6 panel wood door
Install new wood windows

Mr. Hughes presented the case at 246 Academy Street Perry Street to paint all exterior trim and install new wood windows. Color selection Benjamin Moore Kendall Charcoal HC-166 (doors, windows) Ashley Gray HC-87 (cornice) Elmira White HC-84 (cornice accent). Mr. Hatch made a motion to approve the application noting that the 3 front street level windows will be made operable and in symmetry to the building. The door will be presented to Mr. Hughes for approval. This motion was seconded by Ms. Leon. The remaining members were all in favor.

- Hanover-Academy Historic District
226 East Hanover Street
Ajax Downtown 2
Paint all exterior trim
Install 6 panel wood door
Install new wood windows

Mr. Hughes presented the case at 246 Academy Street Perry Street to paint all exterior trim and install new wood windows. Color selection Benjamin Moore Harrison Red HC-66 (doors) HC-172 Revere Pewter (windows) Garrison Red HC-66 (cornice). Mr. Hatch made a motion to approve the application noting that the 3 front street level windows will be made operable and in symmetry to the building. The door will be presented to Mr. Hughes for approval. This motion was seconded by Ms. Leon. The remaining members were all in favor.

- Berkeley Square Historic District
848 West State Street
Michelle Purvis
Remove existing slate roof
Install GAF Slateline
Color Weathered
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Mr. Hughes presented the case at 848 West State Street. Mr. Hatch made a motion to approve the application as presented. This motion was seconded by Ms. Haremsi. The remaining members were all in favor

- Adams & Sickles Building
1 West State Street
Clarke Caton Hintz
Brick & Stone repointing/Cleaning
Sofit & Cornice repair
Installation of new roofing material/bay window
Repainting wood trim

Mr. Hughes presented the case at 1 West Street to point & clean the brick façade. Repair soffit and cornice. Install new roofing material paint all wood trim. Mr. Phillips made a motion to approve the application as presented. Ms. Hatchi recused himself. This motion was seconded by Ms. Leynes. The remaining members were all in favor.

V. Public Comment
No public comments

VI. Old Business
No old business

VII. New Business
No New Business

VIII. Adjournment

Mr. Phillips made a motion to adjourn. Ms. Haremski seconded the motion. All were in favor.

Respectfully Submitted
Douglas M. Hughes
Urban Renewal Supervisor