

Landmarks Minutes
October 12, 2016

Present: Ms. Carol Rogers
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. Haremski to accept the reading of the minutes for August 10, 2016 it was seconded by Ms. Leon. All remaining members were all in favor.
- IV. Restoration Proposals

Consent Agenda

Mill-Hill Historic District
Edward Dippold
249 Jackson Street
Restore door frame & window sills

Fisher-Richey Perdicaris Place Historic District
23 Fisher Place
Richard Obrien
Paint exterior stucco trim
Repair damage trim as necessary

Fisher-Richey Perdicaris Place Historic District
29 Fisher Place
Lori Boyer
Repair existing trim & paint
Replace existing front landscape

Greenwood Hamilton Historic District
166 Hamilton Avenue
Trenton Apartment LLC
Repair rotted trim
Paint exterior façade to match existing colors

Mill-Hill Historic District
121 Jackson Street
Givseppe Covello
Repair window sills as needed

Mill-Hill Historic District
323 South Broad Street
Replace concrete with stamp pattern
Refinish flowerbed retaining wall

Mill-Hill Historic District
222 Jackson Street
Chukim Prieto
Remove existing slate roof
Install new GAF S Slateline shingles

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

Mr. Hatch made a motion to move this item from the consent agenda. Mr. Phillips seconded the motion with comments regarding 126 Jackson Street. Mr. Phillips stated he had concerns regarding the roof material presented on the application. 126 Jackson Street will be removed from the consent agenda and heard as a regular agenda item. All remaining member were in favor.

Greenwood Hamilton Historic District
48 Hudson Street
Chris Watson
Replace existing storefront windows
Replace side windows
Paint trim

Mr. Hughes presented the case at 48 Hudson Street to replace existing storefront windows. Replace side windows and paint trim. Mr. Hatch made a motion to approve the application as

presented with the revised plans to repair the metal industrial windows and to use the shop drawing displaying the storefront construction. The signage will be displayed from the interior space. This motion was seconded by Ms. Haremski. 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.

- **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.

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 Perdicas Place Historic District
35 Fisher Place
John Harmon
Power wash entire exterior
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

- 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.

- 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

Ms. Rogers indicated that the Trenton Historic Society will hold their event (STOP THE WRECKING BALL) on Saturday November 19, 2017.

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