

<p style="text-align: right;">Page 1</p> <p style="text-align: center;">CITY OF JERSEY CITY HISTORIC PRESERVATION COMMISSION</p> <p>-----X</p> <p>IN THE MATTER OF: JUNE 14, 2021 TRANSCRIPT FULL TRANSCRIPT OF ZOOM REMOTE HEARING REMOTE PROCEEDINGS</p> <p>-----X</p> <p style="text-align: center;">Monday, June 14, 2021 Zoom Remote Videoconference Commencing at 6:34 p.m.</p> <p>BOARD MEMBERS PRESENT:</p> <p style="padding-left: 40px;">ANTHONY SANDKAMP, ACTING CHAIRMAN PAUL AMATUZZO ROBERT GORDON STEPHEN GUCCIARDO DAVID BARTON GIBSON JOHN PEPEN KELLIE LEWIS</p> <p>APPEARANCES</p> <p style="padding-left: 40px;">ELIZABETH M. BARNA, ESQUIRE Attorney for the Board</p> <p style="padding-left: 40px;">PRECISION REPORTING SERVICE Certified Shorthand Reporters (908) 642-4299</p>	<p style="text-align: right;">Page 2</p> <p>1 ALSO PRESENT:</p> <p>2</p> <p>3 MARGARET O'NEILL, Historic Preservation</p> <p>4 Specialist</p> <p>5 DAN WRIEDEN, Historic Preservation Officer</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 3</p> <p>1 TABLE OF CONTENTS</p> <p>2</p> <p>3 CASE NUMBER PAGE</p> <p>4</p> <p>5 1. H19-430, 245 3rd Street Unit 3 39</p> <p>6 2. H20-456, 235 Grove Street 53</p> <p>7</p> <p>8</p> <p>9</p> <p>10 EXHIBITS</p> <p>11 NUMBER DESCRIPTION PAGE</p> <p>12</p> <p>13 Exhibit B-1 Sunshine Notices 4</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 4</p> <p>1 ACTING CHAIRMAN SANDKAMP: It is</p> <p>2 6:34 p.m. and in the absence of our</p> <p>3 chairman, Brian Blazak, I, Anthony</p> <p>4 Sandkamp, am calling this June meeting of</p> <p>5 the Historic Preservation Commission of</p> <p>6 Jersey City to order.</p> <p>7 Please stand for the pledge.</p> <p>8 (Salute to the Flag.)</p> <p>9 MS. O'NEILL: Please be advised</p> <p>10 in accordance with the Open Public</p> <p>11 Meetings Act, the notice of the time, date</p> <p>12 and place of this regularly scheduled</p> <p>13 meeting of the Jersey City Historic</p> <p>14 Preservation Commission has been sent to</p> <p>15 the Jersey Journal, to the Jersey City</p> <p>16 Reporter, and El Especialito on Friday,</p> <p>17 June 11th.</p> <p>18 Same notice has been sent to the</p> <p>19 City clerk for posting on the clerk's</p> <p>20 office -- I'm sorry, the bulletin board</p> <p>21 outside the clerk's office in City Hall</p> <p>22 and on the Jersey City website.</p> <p>23 I have proof of this notice here</p> <p>24 in evidence. Let me see where it would</p> <p>25 pop up. That would be great.</p>

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<p>1 While I'm pulling that up, we 2 can move to a roll call vote. 3 Commissioner Gucciardo? 4 COMMISSIONER GUCCIARDO: Here. 5 MS. O'NEILL: Commissioner Lewis? 6 COMMISSIONER LEWIS: Here. 7 MS. O'NEILL: Commissioner Sakong 8 is absent. 9 Commissioner Amatuzzo? 10 COMMISSIONER AMATUZZO: Here. 11 MS. O'NEILL: Commissioner 12 Tagliareni is absent. 13 Commissioner Gordon? 14 COMMISSIONER GORDON: Present. 15 MS. O'NEILL: Commissioner 16 Gibson? 17 COMMISSIONER GIBSON: Here. 18 MS. O'NEILL: Commissioner Pepen? 19 COMMISSIONER PEPEN: Here. 20 MS. O'NEILL: Acting Chair 21 Sandkamp? 22 ACTING CHAIRMAN SANDKAMP: Here. 23 MS. O'NEILL: And Chairman Blazak 24 is absent, which means there are seven 25 Commissioners in attendance. Five</p>	<p>1 affirmative votes are needed for a 2 certificate of appropriateness. 3 Okay. Now I have the Sunshine 4 opened. Sorry about that, guys. We'll 5 just enter this as B-1, Sunshine 6 announcements for the meeting. 7 (Whereupon, exhibit is received 8 and marked B-1 in evidence.) 9 MS. O'NEILL: Okay. Moving on on 10 the agenda, the next item, we have two 11 sets of minutes that we have to approve. 12 The first is April 29th -- 26th. I cannot 13 read tonight. 14 Does anyone have any questions? 15 Need any alterations on the minutes, 16 anything like that? 17 All right. Hearing none, staff 18 would recommend a motion to approve the 19 minutes then. 20 COMMISSIONER GUCCIARDO: Motion. 21 COMMISSIONER LEWIS: Second. 22 MS. O'NEILL: Okay. Gucciardo. 23 I'll do a roll call vote. 24 Commissioner Gucciardo? 25 COMMISSIONER GUCCIARDO: Aye.</p>
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<p>1 MS. O'NEILL: Commissioner 2 Amatuzzo? 3 COMMISSIONER AMATUZZO: Aye. 4 MS. O'NEILL: Commissioner 5 Gordon? 6 COMMISSIONER GORDON: Aye. 7 MS. O'NEILL: Commissioner Lewis? 8 COMMISSIONER LEWIS: Aye. 9 MS. O'NEILL: Commissioner 10 Gibson? 11 COMMISSIONER GIBSON: Aye. 12 MS. O'NEILL: Commissioner Pepen? 13 COMMISSIONER PEPEN: Aye. 14 ACTING CHAIRMAN SANDKAMP: And 15 Chairman Sandkamp? 16 ACTING CHAIRMAN SANDKAMP: Aye. 17 MS. O'NEILL: All right. Seven 18 votes in favor, none against. The minutes 19 are approved. 20 Moving on to the minutes of May 21 17th, again, any questions, issues with 22 minutes as written? If not, staff would 23 recommend a motion to approve. 24 COMMISSIONER GIBSON: I so move. 25 COMMISSIONER AMATUZZO: Second.</p>	<p>1 MS. O'NEILL: Okay. We'll start 2 with Commissioner Pepen. 3 COMMISSIONER PEPEN: Aye. 4 MS. O'NEILL: Commissioner 5 Gordon? 6 COMMISSIONER GORDON: Aye. 7 MS. O'NEILL: Commissioner 8 Gibson? 9 COMMISSIONER GIBSON: Aye. 10 MS. O'NEILL: Commissioner Lewis? 11 COMMISSIONER LEWIS: Aye. 12 MS. O'NEILL: Commissioner 13 Gucciardo? 14 COMMISSIONER GUCCIARDO: Aye. 15 MS. O'NEILL: Commissioner 16 Amatuzzo? 17 COMMISSIONER AMATUZZO: Aye. 18 MS. O'NEILL: And Acting Chairman 19 Sandkamp? 20 ACTING CHAIRMAN SANDKAMP: Aye. 21 MS. O'NEILL: All right. Seven 22 votes in favor, none against. The minutes 23 are approved. 24 Copies of correspondence, all 25 application materials, are available on</p>

<p style="text-align: right;">Page 9</p> <p>1 the Jersey City data portal and linked on</p> <p>2 individual items in the agenda. HPC</p> <p>3 staff has no announcements at this time,</p> <p>4 which then leads us to open public</p> <p>5 comments.</p> <p>6 If there is anyone in the</p> <p>7 attendees this evening who would like to</p> <p>8 speak regarding matters of historic</p> <p>9 preservation that are not on tonight's</p> <p>10 agenda, please use the "raise hand"</p> <p>11 function. If you're on the phone, you</p> <p>12 can press *9. If there's anyone who</p> <p>13 would like to speak, again, use that</p> <p>14 "raise hand" function.</p> <p>15 Okay. Staff sees no hands</p> <p>16 raised and recommends a motion to open</p> <p>17 and close public comment.</p> <p>18 COMMISSIONER GUCCIARDO: Motion.</p> <p>19 COMMISSIONER AMATUZZO: Second.</p> <p>20 MS. O'NEILL: All in favor?</p> <p>21 (Whereupon, a voice vote was</p> <p>22 taken; chorus of "ayes" heard.)</p> <p>23 MS. O'NEILL: We have no old</p> <p>24 business on tonight's agenda, which leads</p> <p>25 us to our first case, new business.</p>	<p style="text-align: right;">Page 10</p> <p>1 Tony, if you'd like to go ahead</p> <p>2 and call that.</p> <p>3 ACTING CHAIRMAN SANDKAMP: So I'm</p> <p>4 going to call the first case, which is</p> <p>5 H19-430, it Thuruparan Manoharan,</p> <p>6 applicant and owner of 245 Third Street,</p> <p>7 Unit 3, Block 11109, Lot 3 in the zone the</p> <p>8 Harsimus Cove Historic District. This is</p> <p>9 for a certificate of appropriateness for</p> <p>10 the construction of a roof deck that is</p> <p>11 visible from the public right-of-way at a</p> <p>12 three and a half story. This is a Greek</p> <p>13 Revival variant rowhouse constructed 1875.</p> <p>14 MS. O'NEILL: Is your architect</p> <p>15 going to be testifying tonight or just you</p> <p>16 guys?</p> <p>17 MR. MANOHARAN: Yes, he should be</p> <p>18 on. Jeffrey Wine.</p> <p>19 MS. O'NEILL: Jeffrey Lewis?</p> <p>20 MR. MANOHARAN: Jeffrey Lewis,</p> <p>21 sorry. Yes.</p> <p>22 MS. O'NEILL: All right. I</p> <p>23 promoted him. There you go.</p> <p>24 I'm sorry, Jeff. I assumed you</p> <p>25 were with Hampton Hill tonight. That was</p>
<p style="text-align: right;">Page 11</p> <p>1 my mistake. You had your hand raised and</p> <p>2 everything. That was my fault.</p> <p>3 MR. LEWIS: Yeah. If you'll just</p> <p>4 give me a second, I'm going to connect on</p> <p>5 my phone because I cut out a lot on the --</p> <p>6 MS. O'NEILL: No problem. We can</p> <p>7 give you a second.</p> <p>8 JEFFREY LEWIS,</p> <p>9 having been duly sworn by the Board</p> <p>10 attorney, was examined and testified as</p> <p>11 follows:</p> <p>12 THE REPORTER: And if you could</p> <p>13 state and spell your full name for the</p> <p>14 record, please.</p> <p>15 THE WITNESS: It's Jeffrey Lewis.</p> <p>16 J-E-F-F-R-E-Y L-E-W-I-S.</p> <p>17 THE REPORTER: Thank you.</p> <p>18 THE WITNESS: Thank you.</p> <p>19 MS. O'NEILL: Staff notes</p> <p>20 Mr. Lewis has been qualified in front of</p> <p>21 this Board many times.</p> <p>22 THE WITNESS: Okay. For the</p> <p>23 record, my license is active and still in</p> <p>24 good standing in New Jersey.</p> <p>25 MS. O'NEILL: Thank you.</p>	<p style="text-align: right;">Page 12</p> <p>1 THE WITNESS: Okay. So do you</p> <p>2 want me to just jump into my screen share</p> <p>3 and walk right through it?</p> <p>4 MS. O'NEILL: Yes.</p> <p>5 THE WITNESS: Am I allowed to</p> <p>6 screen share?</p> <p>7 ACTING CHAIRMAN SANDKAMP: Please</p> <p>8 .</p> <p>9 MS. O'NEILL: Yes. Jeff, you</p> <p>10 should be able to screen share. Walk us</p> <p>11 through it.</p> <p>12 THE WITNESS: Great. Okay.</p> <p>13 So we're here to talk about 245</p> <p>14 Third Street. As is mentioned, it's an</p> <p>15 existing three-and-a-half story brick</p> <p>16 building and we are looking to put a new</p> <p>17 270-square-foot roof deck addition on top</p> <p>18 of the building. This is a condominium</p> <p>19 building and the roof deck is a private</p> <p>20 roof deck which will be for the top floor</p> <p>21 unit only.</p> <p>22 I want to show on this drawing</p> <p>23 we have our site plan drawing showing the</p> <p>24 parking in front of our house. The</p> <p>25 building is shown in dark here, in the</p>

<p style="text-align: right;">Page 13</p> <p>1 square, the main three-and-a-half story 2 section of the building. And then in 3 gray here we're showing where the roof 4 deck will be. 5 And I think what you can see is 6 we are attempting to hide it from view 7 from the street by using building 8 setbacks. So we set the roof deck back 9 10 feet from the front of the building. 10 We set it back 12 feet from the back of 11 the building and then a little less than 12 4 feet from the right side of the 13 building. 14 And so I just want to go to the 15 next sheet and show you a little bit how 16 that played out. And what you can see, 17 looking at this Third Street sightline 18 drawing, we're showing someone standing 19 across the street looking at our 20 building. You can see a photo of our 21 building above. And what you can see is 22 that the cornice and parapet of our 23 building is hiding the roof deck from 24 view from most of Third Street here. 25 And then actually I'm going to</p>	<p style="text-align: right;">Page 14</p> <p>1 go down and show you what the second view 2 would be from, which would be Jersey 3 Avenue, which is around the corner from 4 us. You can see the view, image of the 5 view here and you can see the sightline 6 drawing where you're looking over the Key 7 Food market. And you can see it's close, 8 but you actually do not see the balcony 9 from the straight-on view over the Key 10 Food market. 11 However, as was mentioned, you 12 will see this roof deck from certain 13 angles. And I think when you take this 14 right-hand turn here and you're coming 15 around on an angle here from the corner, 16 you will catch some views of the roof 17 deck, mostly of the -- I think entirely 18 only of the railing, something like that. 19 However, let me go here and show 20 you the actual plan of the roof deck. On 21 the left here we're showing our existing 22 roof plan, simple pitched roof, pitched 23 to the front and the back. We have some 24 skylights and we have an existing roof 25 hatch.</p>
<p style="text-align: right;">Page 15</p> <p>1 Looking on the right as what 2 we're proposing, again, we're setting 3 back our new roof deck 10 feet from the 4 front. We have our 270-square-foot roof 5 deck which we're elevating above the 6 existing roof. We're avoiding those 7 three skylights and we're actually 8 keeping the roof hatch, but converting 9 the hatch, we're removing it and 10 replacing it with a new pull-down 11 staircase. So we'll ease access to the 12 roof deck as much as we can without 13 building a stair penthouse or a stair 14 bulkhead. So we're trying to, again, 15 minimize the view of this as much as we 16 can. 17 Then looking at the actual materials of 18 the deck itself, as I mentioned, we are building 19 it up above the existing roof so the roof can 20 continue to act as it is. We're building it up 21 with just pressure treated wood and wood framing. 22 And then our finishes for the decking itself, 23 we're going to do a 5-and-1/2-inch gray AZEK 24 decking. Slate gray is the color that we're 25 using. You can see it right here. And then,</p>	<p style="text-align: right;">Page 16</p> <p>1 lastly, the railings are black aluminum railings 2 and we are choosing this very minimalist profile. 3 So the only time you do see it, you'll see this 4 very minimalist profile railing that we think is 5 very appropriate for the historic area. 6 And that's all we're proposing here. If 7 anyone has any questions, I'm more than happy to 8 answer them. But, yeah, I think that's my 9 presentation. Thank you. 10 ACTING CHAIRMAN SANDKAMP: Thank 11 you. 12 Do we have any questions from 13 any of the Commissioners? 14 MS. O'NEILL: All right. Seeing 15 none, I'm just confirming no questions 16 from Commissioners before the public 17 comment. All right. 18 Are there any members -- Jeff, 19 that concludes your testimony? 20 THE WITNESS: Yes. 21 MS. O'NEILL: Okay. Great. 22 Thank you for confirming. 23 If there are any members of the 24 public in attendance who would like to 25 speak regarding this application, please</p>

<p style="text-align: right;">Page 17</p> <p>1 use the "raise hand" function at the</p> <p>2 bottom of your screen or if you're on</p> <p>3 your phone, you can press *9.</p> <p>4 Okay. Staff sees no hands</p> <p>5 raised and recommends a motion to open</p> <p>6 and close public comment on this</p> <p>7 application.</p> <p>8 COMMISSIONER GIBSON: Motion.</p> <p>9 COMMISSIONER PEPEN: Second.</p> <p>10 ACTING CHAIRMAN SANDKAMP: Okay.</p> <p>11 I have David and who was the second?</p> <p>12 COMMISSIONER PEPEN: Me.</p> <p>13 MS. O'NEILL: Okay, got it.</p> <p>14 Thanks, John.</p> <p>15 All right. And that brings us</p> <p>16 into staff comments, Dan, if you'd like</p> <p>17 to take it away.</p> <p>18 COMMISSIONER GORDON: We have to</p> <p>19 vote.</p> <p>20 MS. O'NEILL: Oh, my gosh, you're</p> <p>21 right. I'm sorry. All in favor?</p> <p>22 (Whereupon, a voice vote was</p> <p>23 taken; chorus of "ayes" heard.)</p> <p>24 MS. O'NEILL: Thank you.</p> <p>25 ACTING CHAIRMAN SANDKAMP: Okay.</p>	<p style="text-align: right;">Page 18</p> <p>1 We'll go to staff comments then. Thank</p> <p>2 you.</p> <p>3 MR. WRIEDEN: The application is</p> <p>4 very simple on its own. The building at</p> <p>5 245 Third Street was built about 1875,</p> <p>6 altered at the early 20th century and then</p> <p>7 altered again in the 1990s when the brick</p> <p>8 face stucco was painted and lintels and a</p> <p>9 wooden cornice were attached to the</p> <p>10 building.</p> <p>11 The building is considered</p> <p>12 contributing as part of a row of similar</p> <p>13 but different rowhouses on Third Street.</p> <p>14 And the main problem with this deck is</p> <p>15 that the building to the west is one</p> <p>16 story shorter, and then we have the Key</p> <p>17 Food building further to the west on</p> <p>18 Jersey Avenue, which is even shorter.</p> <p>19 The -- making a deck that is not visible</p> <p>20 from the public right-of-way, practically</p> <p>21 impossible.</p> <p>22 I went to the site with the</p> <p>23 owners. We story pulled and photographed</p> <p>24 the sightlines. I believe that Jeff's</p> <p>25 sightlines are accurate and that</p>
<p style="text-align: right;">Page 19</p> <p>1 basically the most visual impact that</p> <p>2 this will have, that this deck will have,</p> <p>3 is when viewed obliquely from across the</p> <p>4 street, across Jersey Avenue, across</p> <p>5 Third, where the little yellow house is</p> <p>6 on the corner, the northwest corner of</p> <p>7 Jersey and Third, which is over 120 feet</p> <p>8 away.</p> <p>9 The railing that has been chosen</p> <p>10 has been approved by the Commission in</p> <p>11 the past because it is very simple. It</p> <p>12 is in the vernacular of other urban</p> <p>13 appurtenances such as fire escapes and</p> <p>14 guard rails. And the applicant and</p> <p>15 architect have done a good job of trying</p> <p>16 to tuck this deck behind existing</p> <p>17 chimneys. So I don't think that it's</p> <p>18 going to be very apparent to the casual</p> <p>19 walker-by on Jersey Avenue.</p> <p>20 The deck will not be visible at</p> <p>21 all on Third Street, especially when it</p> <p>22 is viewed directly from across the</p> <p>23 street.</p> <p>24 Other than that, staff would</p> <p>25 like to thank the owners and the</p>	<p style="text-align: right;">Page 20</p> <p>1 architect for, you know, participating in</p> <p>2 placing the deck in an appropriate place.</p> <p>3 And staff recommends the application for</p> <p>4 the roof deck considering that there will</p> <p>5 be very little effect on the historic</p> <p>6 district and you'd really have to look</p> <p>7 for this.</p> <p>8 I don't know if you would even</p> <p>9 be able to tell that it was a roof deck,</p> <p>10 just looking more like a guard rail.</p> <p>11 So staff recommends approval of</p> <p>12 the project with the usual conditions. I</p> <p>13 seem to have -- Maggie, I seem to have</p> <p>14 left my report in my computer.</p> <p>15 MS. O'NEILL: I can put it up.</p> <p>16 MR. WRIEDEN: Thank you very</p> <p>17 much.</p> <p>18 MS. O'NEILL: Just give me a sec.</p> <p>19 MR. WRIEDEN: One thing that</p> <p>20 makes this application more appealing is</p> <p>21 that the railings will not extend higher</p> <p>22 than, I believe it is 42 inches, which is</p> <p>23 code, am I correct, Jeff?</p> <p>24 THE WITNESS: That is correct,</p> <p>25 yes.</p>

<p style="text-align: right;">Page 21</p> <p>1 MR. WRIEDEN: Thank you.</p> <p>2 So that the railings will be</p> <p>3 equal all throughout.</p> <p>4 So staff does recommend</p> <p>5 approval. Material samples shall be</p> <p>6 submitted to HPC staff for review before</p> <p>7 submission of the construction documents</p> <p>8 for permitting. Notice that these are</p> <p>9 not for construction. And the architect</p> <p>10 will be addressing that before he goes to</p> <p>11 the -- before he applies for building</p> <p>12 permits.</p> <p>13 Any lighting that's proposed</p> <p>14 current or future shall be downcast in</p> <p>15 nature. Any proposed lighting fixtures</p> <p>16 or integrated lighting shall be submitted</p> <p>17 for review to HPC staff prior to purchase</p> <p>18 or installation.</p> <p>19 The architect, I have Daniel A.</p> <p>20 Roma, RA, of Artek Studio who signed the</p> <p>21 drawings, although --</p> <p>22 THE WITNESS: That's correct,</p> <p>23 Dan.</p> <p>24 MR. WRIEDEN: Okay. Shall be</p> <p>25 retained during construction and shall</p>	<p style="text-align: right;">Page 22</p> <p>1 submit a signed and sealed letter noting</p> <p>2 that site construction was consistent with</p> <p>3 work approved under the certificate of</p> <p>4 appropriateness when work is completed and</p> <p>5 before the issuance of a certificate of</p> <p>6 occupancy.</p> <p>7 Any details, specifications,</p> <p>8 materials submissions not currently</p> <p>9 submitted to and approved by the HPC</p> <p>10 under this certificate of appropriateness</p> <p>11 or changed during the course of</p> <p>12 construction are remanded back to the</p> <p>13 HPC.</p> <p>14 Construction drawings noting</p> <p>15 materials, finishes, cross-referenced</p> <p>16 with the material sample board, are to be</p> <p>17 reviewed by, approved by and signed by</p> <p>18 the historic preservation officer or HPC</p> <p>19 staff for compliance with the issued</p> <p>20 certificate of appropriateness before</p> <p>21 construction permits are applied for and</p> <p>22 issued.</p> <p>23 Upon final approval of the</p> <p>24 certificate by the HPC, any deviations</p> <p>25 from the granted approval must be</p>
<p style="text-align: right;">Page 23</p> <p>1 approved by the HPC except in cases of</p> <p>2 emergency affecting the public safety,</p> <p>3 health and welfare. Requests for</p> <p>4 deviations from the certificate are to be</p> <p>5 submitted through written request of the</p> <p>6 architect.</p> <p>7 When necessary, any changes or</p> <p>8 deviations from the approved drawings are</p> <p>9 to be clearly bubbled on the construction</p> <p>10 drawings and noted in an accompanying</p> <p>11 signed and sealed letter from the</p> <p>12 architect addressed to staff. And staff</p> <p>13 will retain the right and the option if</p> <p>14 the construction drawings do not comport</p> <p>15 with this approval to send the project</p> <p>16 back to the Commission for approval under</p> <p>17 a separate certificate of</p> <p>18 appropriateness.</p> <p>19 However, given the simple</p> <p>20 character of this application, roof deck</p> <p>21 and rail, I don't think that that would</p> <p>22 be necessary. And I think that these</p> <p>23 conditions basically set out a good set</p> <p>24 of parameters for the construction of</p> <p>25 this roof deck.</p>	<p style="text-align: right;">Page 24</p> <p>1 Are the architect and the</p> <p>2 applicant/owner in agreement on these</p> <p>3 conditions?</p> <p>4 THE WITNESS: Yes. On behalf of</p> <p>5 the applicant, I'll speak and say that we</p> <p>6 do agree with the conditions and they're</p> <p>7 happy to meet all the conditions in the</p> <p>8 plan as submitted.</p> <p>9 MR. WRIEDEN: Bless you.</p> <p>10 Then I, as staff, would</p> <p>11 recommend a motion to approve the</p> <p>12 application with the conditions as noted</p> <p>13 by staff.</p> <p>14 ACTING CHAIRMAN SANDKAMP: Thank</p> <p>15 you, Dan.</p> <p>16 Before we have a motion, is</p> <p>17 there any question that any member of the</p> <p>18 Commission might have for Dan? If not,</p> <p>19 then I would agree that we should go to a</p> <p>20 motion.</p> <p>21 COMMISSIONER AMATUZZO: I make a</p> <p>22 motion to approve. I have no questions.</p> <p>23 Sorry.</p> <p>24 COMMISSIONER GIBSON: Second.</p> <p>25 MR. WRIEDEN: I was that good,</p>

<p style="text-align: right;">Page 25</p> <p>1 huh?</p> <p>2 COMMISSIONER GIBSON: I'll second</p> <p>3 it.</p> <p>4 MS. O'NEILL: I have Paul making</p> <p>5 the motion to approve with conditions;</p> <p>6 seconded with David. We can move to a</p> <p>7 roll call vote.</p> <p>8 Commissioner Amatuzzo?</p> <p>9 COMMISSIONER AMATUZZO: Aye.</p> <p>10 MS. O'NEILL: Commissioner</p> <p>11 Gucciardo?</p> <p>12 COMMISSIONER GUCCIARDO: Aye.</p> <p>13 MS. O'NEILL: Commissioner</p> <p>14 Gordon?</p> <p>15 COMMISSIONER GORDON: Aye.</p> <p>16 MS. O'NEILL: Commissioner Lewis?</p> <p>17 COMMISSIONER LEWIS: Aye.</p> <p>18 MS. O'NEILL: Commissioner</p> <p>19 Gibson?</p> <p>20 COMMISSIONER GIBSON: Aye.</p> <p>21 MS. O'NEILL: Commissioner Pepen?</p> <p>22 COMMISSIONER PEPEN: Aye.</p> <p>23 MS. O'NEILL: And Acting Chairman</p> <p>24 Sandkamp?</p> <p>25 ACTING CHAIRMAN SANDKAMP: Aye.</p>	<p style="text-align: right;">Page 26</p> <p>1 MS. O'NEILL: All right. There</p> <p>2 are seven votes in favor, none -- sorry.</p> <p>3 No nays, no abstentions. The certificate</p> <p>4 of appropriateness is granted.</p> <p>5 THE WITNESS: Thank you very</p> <p>6 much. Thank you. I'll be on the other</p> <p>7 meeting, too. Lucky me.</p> <p>8 MS. O'NEILL: Jeff, does the</p> <p>9 other Hampton Hill need to be promoted?</p> <p>10 THE WITNESS: No, I'm just</p> <p>11 presenting for them. I don't think they</p> <p>12 need to be promoted.</p> <p>13 MS. O'NEILL: Cool.</p> <p>14 ACTING CHAIRMAN SANDKAMP: Let me</p> <p>15 call that case, Maggie.</p> <p>16 MS. O'NEILL: There we go.</p> <p>17 * * *</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p style="text-align: right;">Page 27</p> <p>1 ACTING CHAIRMAN SANDKAMP: Our</p> <p>2 second application this evening is</p> <p>3 H20-456, Jeffrey Zak and Marcia Zak,</p> <p>4 owners of 235 Grove Street. That's Block</p> <p>5 14106, Lot 29, in the Van Vorst Park</p> <p>6 Historic District.</p> <p>7 This is a certificate of</p> <p>8 appropriateness for the interior</p> <p>9 renovation, relocation of existing fire</p> <p>10 escape, and enclosure of an existing</p> <p>11 four-story deck that is visible from the</p> <p>12 public right-of-way. It's a</p> <p>13 three-and-a-half story Greek Revival</p> <p>14 rowhouse constructed circa 1870.</p> <p>15 MS. O'NEILL: Okay. Staff notes</p> <p>16 that Mr. Lewis has been sworn for the</p> <p>17 previous application and has been</p> <p>18 qualified in front of this Commission</p> <p>19 before.</p> <p>20 ACTING CHAIRMAN SANDKAMP: Do we</p> <p>21 have any other members of the public that</p> <p>22 will be speaking to the Commission this</p> <p>23 evening, Mr. Lewis?</p> <p>24 J E F F R E Y L E W I S,</p> <p>25 having been previously duly sworn,</p>	<p style="text-align: right;">Page 28</p> <p>1 remained under oath and testified as</p> <p>2 follows:</p> <p>3 THE WITNESS: No, I'm the only</p> <p>4 witness for this application.</p> <p>5 ACTING CHAIRMAN SANDKAMP: Okay.</p> <p>6 Thank you.</p> <p>7 THE WITNESS: Okay. So I'll just</p> <p>8 go right into my screen share here. Here</p> <p>9 we are on my cover sheet. So, again, what</p> <p>10 we are talking about is an existing</p> <p>11 four-story four-family dwelling located at</p> <p>12 235 Grove Street. It's at the corner of</p> <p>13 Grove and Grand and Bright. There's a lot</p> <p>14 of streets meeting here.</p> <p>15 It's important to note that the</p> <p>16 original brick building, which you can</p> <p>17 see the front elevation of here, kind of</p> <p>18 small and you'll see better pictures</p> <p>19 later, and then along the side here, we</p> <p>20 have the original front elevation in</p> <p>21 brick, and then we have a gray stone,</p> <p>22 finish stone wall along the base.</p> <p>23 I just want to note, first of</p> <p>24 all, that we're not proposing any new</p> <p>25 work to any of that. The only work that</p>

<p style="text-align: right;">Page 29</p> <p>1 we're proposing is to later additions to 2 the building. 3 You can see if we're looking at 4 the site plan on the left here, the light 5 brown is that existing four-story brick 6 building that I just noted. And then the 7 light brown here is what we're talking 8 about. This is the later addition to the 9 building in dark brown. 10 And what this is, is it's about 11 12.75 feet deep, this rear addition. On 12 the ground floor of the addition, it's 13 actually enclosed space. And the upper 14 three floors is a kind of open but 15 partially enclosed porch area. 16 So I'm just going to go through 17 the floor plans and hopefully try to 18 explain what we're talking about. You 19 can see in some of the images here, this 20 is showing the open porch area from the 21 inside. This here is showing the open 22 porch area from the outside. And then 23 below here you can see this is that first 24 floor I mentioned that is already 25 enclosed.</p>	<p style="text-align: right;">Page 30</p> <p>1 So what we're talking about is 2 these two upper plans here are the 3 existing. So we have existing ground 4 floor; existing what we're calling the 5 parlor level, which is the first floor 6 above grade, and then these are the 7 proposed below. 8 So looking at the existing 9 ground-floor plan, again, we're not doing 10 anything. We have a one-bedroom, 11 one-bath apartment. And the existing 12 space back here is just an open living 13 space with a few windows. We're 14 proposing to keep the space the same 15 size, change some of the windows to 16 relocate them. We'll change one of 17 the front ones here to a door that would 18 provide better access to the side and 19 rear yard here. 20 And then in the actual space, 21 just add a few closets and a washer/dryer 22 closet, which is something that will be 23 continued throughout as we go upstairs. 24 Looking to the first floor up, 25 again, this is roughly the same unit.</p>
<p style="text-align: right;">Page 31</p> <p>1 This is Grove Street to the right here, 2 so you would come up the front stairs to 3 the building. And here's the main 4 entrance to the building. You have this 5 one-bedroom, one-bath unit. The only 6 difference here is this back space is not 7 enclosed as was mentioned below. You can 8 see it here. It's actually an open 9 porch. It's actually a little more than 10 an open porch. It's kind of strange. 11 You can see these dashed lines here that 12 I'm outlining, this is an existing fire 13 escape. So the original brick building 14 has a fire escape attached to the back of 15 the building. That's the entire height 16 of the back of the building. And then 17 they built this wood enclosed porch 18 around that fire escape, so it enclosed 19 that fire escape. 20 And so what we're proposing to 21 do is to remove the fire escape from 22 here, enclose the entire space, and then 23 put the -- build a new fire escape off of 24 the back of this new addition. 25 So, again, the enclosed space</p>	<p style="text-align: right;">Page 32</p> <p>1 with the same two closets and the added 2 washer/dryer. This will have a window on 3 this side facing the street and the door 4 opening out on to the new fire escape 5 that would be on the side of the building 6 at this level. 7 Looking to this -- this is the 8 second and third floor. And these are 9 actually exactly the same as below where 10 we have the one-bedroom apartment that 11 we're not doing anything to, enclosing 12 that space, two new closets, new 13 washer/dryer and new balcony off of the 14 back. Again, the same with the third 15 floor. 16 This is the front elevation of 17 the building. We're not proposing any 18 changes at all to this. And you can see 19 from the image as well. Again, no 20 changes at all. 21 And then now we're looking at 22 the side elevations. Here's the 23 existing. We are keeping everything 24 that's from the brick forward and then of 25 course -- and then this beautiful stone</p>

<p style="text-align: right;">Page 33</p> <p>1 at the base is all staying unchanged.</p> <p>2 What is changing is this enclosed porch</p> <p>3 area and then the space that's actually</p> <p>4 behind this wall, which is that first</p> <p>5 floor enclosed area.</p> <p>6 And we're changing the finishes</p> <p>7 on the outside to bring those back, to</p> <p>8 update those. And so I just want to walk</p> <p>9 through some of the finishes that we're</p> <p>10 using here.</p> <p>11 So on the side, we're doing a</p> <p>12 new 7-inch fiber cement Hardie lap</p> <p>13 siding. The finish that we're using is</p> <p>14 cedar mill finish, which is kind of a</p> <p>15 wood grain finish. You can see it down</p> <p>16 here. And the color is Mountain Sage,</p> <p>17 which is kind of a darker green color.</p> <p>18 All of our trim, which includes</p> <p>19 our window trim, our door trim, the</p> <p>20 building trim and at the parapet, that</p> <p>21 trim, is fiber cement HardieBoard trim</p> <p>22 and the color here is going to be</p> <p>23 Fairmont Green, which you can see right</p> <p>24 down here.</p> <p>25 All of our windows are dark</p>	<p style="text-align: right;">Page 34</p> <p>1 bronze with aluminum frames. So they're</p> <p>2 aluminum frames with dark bronze finish.</p> <p>3 And then also our -- we're proposing a</p> <p>4 new leader to replace the old roof leader</p> <p>5 and that's going to be aluminum but</p> <p>6 painted this Norwich brown color that</p> <p>7 we're showing here.</p> <p>8 And then lastly, we have the</p> <p>9 rear elevation. Again, you can see the</p> <p>10 existing where we have this one-story</p> <p>11 enclosed area and then the kind of open,</p> <p>12 partly enclosed porches above. And we're</p> <p>13 having mostly the same finishes on the</p> <p>14 rear as far as the siding. There's a few</p> <p>15 additional items. One would be this door</p> <p>16 here which is a full-light clear glass</p> <p>17 door and it has a chestnut finish. We're</p> <p>18 using these for all the apartments for</p> <p>19 access on to the fire escape.</p> <p>20 And then, of course, lastly,</p> <p>21 there's the fire escape itself, which</p> <p>22 will be steel and painted black,</p> <p>23 obviously, and built in the typical</p> <p>24 historical pattern of a fire escape.</p> <p>25 Okay. This is actually --</p>
<p style="text-align: right;">Page 35</p> <p>1 that's actually a summary of what we're</p> <p>2 doing here. I'm happy to answer any</p> <p>3 questions, whether it's about the new</p> <p>4 fire escape or the enclosed area that</p> <p>5 we're talking about.</p> <p>6 And that would conclude my</p> <p>7 testimony. Thank you.</p> <p>8 MS. O'NEILL: Tony, you're muted.</p> <p>9 ACTING CHAIRMAN SANDKAMP: Thank</p> <p>10 you.</p> <p>11 Do we have any questions from</p> <p>12 the Commission?</p> <p>13 COMMISSIONER LEWIS: I have a</p> <p>14 quick question. Just looking at the floor</p> <p>15 plans, are you planning on keeping the</p> <p>16 existing, I guess what was the exterior</p> <p>17 window on the rear or is that going to be</p> <p>18 closed in? It looks like you're keeping</p> <p>19 the window there.</p> <p>20 THE WITNESS: You're talking</p> <p>21 about in the new addition or --</p> <p>22 COMMISSIONER LEWIS: When I</p> <p>23 looked at what's existing, next to it, the</p> <p>24 space that you're expanding into, it looks</p> <p>25 like the existing rear window is going to</p>	<p style="text-align: right;">Page 36</p> <p>1 remain.</p> <p>2 THE WITNESS: Talking about here,</p> <p>3 for example? The window that's in between</p> <p>4 here, for example, where it's in between</p> <p>5 the living area --</p> <p>6 COMMISSIONER LEWIS: Yes.</p> <p>7 THE WITNESS: Yes, that is</p> <p>8 actually remaining a window just because</p> <p>9 it still has the historic window opening</p> <p>10 and the lintel and everything. We want to</p> <p>11 keep that as is.</p> <p>12 COMMISSIONER LEWIS: Thank you.</p> <p>13 THE WITNESS: So we have the</p> <p>14 existing opening we're going to use. That</p> <p>15 was originally a door.</p> <p>16 COMMISSIONER GUCCIARDO: Can you</p> <p>17 review the window material for both the</p> <p>18 side of the building and the back of the</p> <p>19 building?</p> <p>20 THE WITNESS: Sure. We are</p> <p>21 keeping the existing windows as they are.</p> <p>22 So all of the new windows on the side and</p> <p>23 the back that we're proposing are all the</p> <p>24 same. Here, we have the sections of them</p> <p>25 here. They are all aluminum frames. The</p>

<p style="text-align: right;">Page 37</p> <p>1 brand is Crystal. It's a pretty simple 2 profile, double-hung window and, again, 3 with a dark bronze finish. So this will 4 be for all the new windows on the back and 5 on the side. 6 COMMISSIONER GUCCIARDO: So the 7 side window is exposed to the street, 8 correct? 9 THE WITNESS: That is correct, 10 yes. 11 COMMISSIONER GUCCIARDO: So are 12 you saying you think that it's appropriate 13 for that and the windows on the back to be 14 made of aluminum? 15 THE WITNESS: That is our 16 argument here. We are proposing to do the 17 bronze finish with the aluminum windows. 18 If someone preferred a wood window, I 19 think that's something we would be willing 20 to do. I think we did it because we 21 thought it was appropriate, not to force 22 it on anyone. 23 COMMISSIONER GUCCIARDO: Understo 24 od. I just have a question about that. 25 Are the -- not that this would matter, but</p>	<p style="text-align: right;">Page 38</p> <p>1 are the windows in the existing brick 2 structure, are those aluminum as well? 3 THE WITNESS: You know, I wish I 4 knew the answer to that and I'm not 5 exactly sure. Yeah. Oh, it may be hard 6 to tell from the photos. 7 COMMISSIONER GUCCIARDO: But I 8 would have to say that I think my opinion 9 would be that it would not be appropriate 10 for those windows to be aluminum. You're 11 doing a clapboard siding which I know 12 we've approved before for additions. I 13 don't think we've approved any aluminum 14 windows on a primary facade. I would 15 consider the one exposed to the street 16 along the length of the building as a 17 primary facade. 18 I'd even question the ones in 19 the rear since they're so exposed to the 20 public view. 21 THE WITNESS: Sure. I 22 understand. I think the bronze windows 23 were chosen because we thought they were 24 good windows. If the Board would prefer 25 wood windows, we can definitely change the</p>
<p style="text-align: right;">Page 39</p> <p>1 windows to wood windows. I'm sorry, I'm 2 still trying to find a good picture of the 3 side of the building, but I don't think I 4 have one. 5 COMMISSIONER GUCCIARDO: That's 6 okay. 7 Any other Commissioners want to 8 weigh in on my thoughts about that? 9 COMMISSIONER AMATUZZO: Yes. I 10 would concur with Commissioner Gucciardo 11 that on any primary facade, we typically 12 stay away from any kind of vinyl or 13 aluminum windows and always have wood 14 windows on a primary facade. 15 I also think that the 16 HardiePlank siding should be smooth 17 finish and not wood grain finish. That 18 is not an historic-looking feature with a 19 wood grain. I know that we have approved 20 HardiePlank for certain additions in the 21 rear. My preference would be that it 22 would be a smooth. 23 COMMISSIONER GUCCIARDO: That 24 makes sense as well. I mean, I think you 25 have an opportunity here, Jeffrey, with an</p>	<p style="text-align: right;">Page 40</p> <p>1 addition that could feel very appropriate. 2 And I would suggest possibly maybe some 3 roofline, some finish to the extension. 4 I'm not sure what you're proposing. It 5 looks like it just finishes flat at the 6 top with no detail whatsoever. I'm 7 certainly not recommending anything 8 elaborate, but just something that makes 9 it feel in character. 10 THE WITNESS: Right. Yeah. I 11 mean, what we did was actually a very 12 simple parapet trim, just, again, because 13 you don't want to take away from the 14 existing building, which we can't do as 15 well anymore. But I do understand your 16 point and I think we can do something 17 where there's a little more detail to it. 18 I understand your point there. 19 COMMISSIONER GUCCIARDO: Yeah. 20 Nothing ornate. Just something that 21 completes the top of the building in an 22 appropriate way would be my other 23 recommendation. 24 THE WITNESS: Understood. I 25 think it's a fair comment.</p>

<p style="text-align: right;">Page 41</p> <p>1 ACTING CHAIRMAN SANDKAMP: I'm</p> <p>2 going to chime in and agree with</p> <p>3 Commissioners Amatuzzo and Gucciardo. I</p> <p>4 believe that the material specification</p> <p>5 for the windows on both the side elevation</p> <p>6 and rear elevation should be wood. I</p> <p>7 think there's a case that could be made</p> <p>8 that this is new construction, but I think</p> <p>9 there's also a case that could be made</p> <p>10 that it's an attempt at a reconstruction</p> <p>11 or a restoration.</p> <p>12 And as that is kind of nebulous,</p> <p>13 I would say that it would be better to</p> <p>14 stay as it wants to be, which is wood.</p> <p>15 COMMISSIONER GORDON: And just as</p> <p>16 someone who lives in the area and walks by</p> <p>17 this building pretty frequently, the rear</p> <p>18 facade is very prominent and visible to</p> <p>19 people who are walking by on Grand or on</p> <p>20 Bright Street. It's a pretty distinctive</p> <p>21 rear facade that sticks out, particularly</p> <p>22 because of the color choice as well. So I</p> <p>23 certainly agree with my fellow</p> <p>24 Commissioners about the material choice.</p> <p>25 ACTING CHAIRMAN SANDKAMP: Do we</p>	<p style="text-align: right;">Page 42</p> <p>1 have any other comments from the</p> <p>2 Commission?</p> <p>3 Let's move to public comment.</p> <p>4 MS. O'NEILL: Okay. If there are</p> <p>5 any members of the public in attendance</p> <p>6 who would like to speak regarding this</p> <p>7 application, please use the "raise hand"</p> <p>8 function at the bottom of the screen. If</p> <p>9 you are on the phone, you can press *9.</p> <p>10 Okay. Staff sees no hands</p> <p>11 raised and recommends a motion to open</p> <p>12 and close public comment.</p> <p>13 COMMISSIONER GUCCIARDO: Motion.</p> <p>14 COMMISSIONER GIBSON: Second.</p> <p>15 MS. O'NEILL: Okay. All in</p> <p>16 favor?</p> <p>17 (Whereupon, a voice vote was</p> <p>18 taken; chorus of "ayes" heard.)</p> <p>19 ACTING CHAIRMAN SANDKAMP: We're</p> <p>20 going to wait for staff comments, right?</p> <p>21 MS. O'NEILL: Yes. So I will put</p> <p>22 up the staff report as we usually do. So</p> <p>23 I'll jump right on down to staff comments.</p> <p>24 So we do think that the proposal</p> <p>25 is consistent with the Secretary of the</p>
<p style="text-align: right;">Page 43</p> <p>1 Interior and our own historic zone</p> <p>2 ordinance. The proposed -- the addition</p> <p>3 itself is consistent with the paradigm of</p> <p>4 the block. And it is full height, but</p> <p>5 it's, like, having a rear addition of</p> <p>6 living space rather than a rear addition</p> <p>7 of a full-width, full-height deck is</p> <p>8 significantly more appropriate for</p> <p>9 historic districts.</p> <p>10 Also, it is an improvement on</p> <p>11 the existing condition in a myriad of</p> <p>12 different ways.</p> <p>13 I have absolutely no problem</p> <p>14 supporting a condition to change the</p> <p>15 finish to a smooth grain, as well as for</p> <p>16 the applicant to submit additional</p> <p>17 details showing the roofline of that</p> <p>18 addition for staff to review prior to</p> <p>19 construction documents. I think those</p> <p>20 are fine.</p> <p>21 Also, I don't have an issue with</p> <p>22 the proposed windows being wood on the</p> <p>23 Grand Street facade. My professional</p> <p>24 opinion is that this is -- even though</p> <p>25 this is a reconstruction of an existing</p>	<p style="text-align: right;">Page 44</p> <p>1 addition, this is not a historic</p> <p>2 addition, so I don't think -- I think</p> <p>3 given the prominence of the corner, a</p> <p>4 wood window is not inappropriate, but I</p> <p>5 don't think it's necessary here.</p> <p>6 However, if the applicant would like to</p> <p>7 put a wood window on the Grand Street</p> <p>8 facade -- windows on the Grand Street</p> <p>9 facade, certainly that is more than fine.</p> <p>10 However, I honestly don't think they're</p> <p>11 necessary on the rear facade. That is</p> <p>12 not a primary facade. Our ordinance very</p> <p>13 clearly says on nonprimary facades, you</p> <p>14 only have to match in terms of</p> <p>15 configuration and finish. So I really</p> <p>16 don't think a wood window is appropriate</p> <p>17 there, especially considering that this</p> <p>18 is new construction.</p> <p>19 COMMISSIONER GUCCIARDO: Maggie,</p> <p>20 may I ask a question there?</p> <p>21 MS. O'NEILL: Of course.</p> <p>22 COMMISSIONER GUCCIARDO: You're</p> <p>23 saying it's not appropriate. It wouldn't</p> <p>24 necessarily be inappropriate to have a</p> <p>25 wood window on the back of the building,</p>

<p style="text-align: right;">Page 45</p> <p>1 right? If someone wanted to do a wood 2 window, it wouldn't be inappropriate, 3 right?</p> <p>4 MS. O'NEILL: If someone wanted 5 to do a wood window on their rear facade, 6 I'm not going to tell them no.</p> <p>7 COMMISSIONER GUCCIARDO: Right.</p> <p>8 MS. O'NEILL: What the applicant 9 is proposing in this case is appropriate 10 as well.</p> <p>11 COMMISSIONER GUCCIARDO: Understo 12 od. That's clear.</p> <p>13 THE WITNESS: Can I jump in now? 14 Because it was recommended and since we do 15 have, you know, that door that is a wood 16 door finish, you know, the glass -- mostly 17 glass door is a wood door anyway. So 18 there's only a couple of windows on the 19 back of the building. It probably makes 20 sense for those to be wood as well. Might 21 as well have everything wood and match. 22 So I'm not opposed to doing the wood 23 windows in the back.</p> <p>24 COMMISSIONER GUCCIARDO: Yeah. I 25 don't mean to impose any hardship or</p>	<p style="text-align: right;">Page 46</p> <p>1 suggest anything beyond what's necessary 2 or acceptable. But from an observer's 3 point of view and looking at that corner, 4 to have the windows on the side and the 5 back match or, you know, be, you know, 6 complimentary to one another would be 7 advantageous to the property. It would 8 look so much better. But obviously, as 9 Maggie points out, it's certainly not a 10 requirement on the rear.</p> <p>11 THE WITNESS: Right. Right. I 12 understand and I agree with you and we're 13 happy to go the extra mile. We want this 14 building to look great, so we're happy to 15 do the wood windows.</p> <p>16 COMMISSIONER GUCCIARDO: Thank 17 you very much.</p> <p>18 MS. O'NEILL: Well, then, if you 19 guys are going to do the wood windows, I 20 certainly am not opposed to adding a 21 condition that the window specifications 22 should be resubmitted to reflect wood 23 windows on the rear and Grand Street 24 facades. 25 Continuing on, just we do have</p>
<p style="text-align: right;">Page 47</p> <p>1 our standard conditions here tonight from 2 Number 2 on. The only nonstandard 3 condition that we're recommending is just 4 on the construction documents, we just 5 want a clarification on the projected 6 distance of the reinstalled fire escape. 7 On the existing plans, it's listed as a 8 minimum. I believe per code, you can go 9 out 5 feet. I don't think you should go 10 out to 5 feet, but we just want it 11 clarified so that it's not listed as a 12 minimum. Obviously I would prefer an 13 exact distance, but just listing the 14 maximum would be the preferred route 15 here.</p> <p>16 THE WITNESS: Okay. I can jump 17 in there, too. That's really up to the 18 fire official in the end.</p> <p>19 MS. O'NEILL: Right.</p> <p>20 THE WITNESS: But typically -- 21 right -- it should be generally about 50 22 to 54 inches. So it will be less than 23 that 5 foot.</p> <p>24 MS. O'NEILL: We can work that 25 out with Mike, but I would like to see it</p>	<p style="text-align: right;">Page 48</p> <p>1 listed as the maximum rather than the 2 minimum.</p> <p>3 THE WITNESS: Okay, great.</p> <p>4 MS. O'NEILL: Or even if you want 5 to put both on there and just do between 6 50 to whatever --</p> <p>7 THE WITNESS: I can definitely 8 put 54-inch maximum on there, no problem.</p> <p>9 MS. O'NEILL: Cool. Thank you.</p> <p>10 Okay. Do any Commissioners have 11 any additional questions for staff?</p> <p>12 All right. Jeff, does the 13 applicant accept the conditions as listed 14 on the staff report and read into the 15 record?</p> <p>16 THE WITNESS: Yes, absolutely.</p> <p>17 MS. O'NEILL: Okay. Well, in 18 that case, staff would recommend that the 19 Commission make a motion to approve the 20 certificate of appropriateness with 21 conditions.</p> <p>22 COMMISSIONER GORDON: Sorry. 23 Quick question. And I may have missed it. 24 But just looking at the photo, I see that 25 the fence there, the wood fence to the</p>

<p style="text-align: right;">Page 49</p> <p>1 rear yard, the color matches the existing</p> <p>2 extension.</p> <p>3 Is that going to be painted to</p> <p>4 match?</p> <p>5 THE WITNESS: That is actually</p> <p>6 going to be painted. It's noted on the</p> <p>7 elevation. I forgot to mention it. But</p> <p>8 it is going to be painted.</p> <p>9 COMMISSIONER GORDON: Great.</p> <p>10 Thank you.</p> <p>11 ACTING CHAIRMAN SANDKAMP: Okay.</p> <p>12 Do we have a motion, anyone?</p> <p>13 COMMISSIONER AMATUZZO: Motion to</p> <p>14 approve with conditions.</p> <p>15 COMMISSIONER PEPEN: Second.</p> <p>16 COMMISSIONER GUCCIARDO: Second.</p> <p>17 MS. O'NEILL: Okay. All right.</p> <p>18 A roll call vote. Commissioner Amatuzzo?</p> <p>19 COMMISSIONER AMATUZZO: Aye.</p> <p>20 MS. O'NEILL: Commissioner</p> <p>21 Gibson?</p> <p>22 COMMISSIONER GIBSON: Aye.</p> <p>23 MS. O'NEILL: Commissioner Pepen?</p> <p>24 COMMISSIONER PEPEN: Aye.</p> <p>25 MS. O'NEILL: Commissioner</p>	<p style="text-align: right;">Page 50</p> <p>1 Gordon?</p> <p>2 COMMISSIONER GORDON: Aye.</p> <p>3 MS. O'NEILL: Commissioner Lewis?</p> <p>4 COMMISSIONER LEWIS: Aye.</p> <p>5 MS. O'NEILL: Commissioner</p> <p>6 Gucciardo?</p> <p>7 COMMISSIONER GUCCIARDO: Aye.</p> <p>8 MS. O'NEILL: And Acting Chairman</p> <p>9 Sandkamp?</p> <p>10 ACTING CHAIRMAN SANDKAMP: Aye.</p> <p>11 MS. O'NEILL: All right. There</p> <p>12 are seven votes in favor, none against, no</p> <p>13 abstentions. The certificate of</p> <p>14 appropriateness is granted.</p> <p>15 ACTING CHAIRMAN SANDKAMP: Thank</p> <p>16 you.</p> <p>17 THE WITNESS: Thank you so much,</p> <p>18 everyone.</p> <p>19 ACTING CHAIRMAN SANDKAMP: You're</p> <p>20 welcome, Jeff.</p> <p>21 COMMISSIONER GUCCIARDO: Thank</p> <p>22 you.</p> <p>23 THE WITNESS: All right. You</p> <p>24 guys have a great night.</p> <p>25 ACTING CHAIRMAN SANDKAMP: You</p>
<p style="text-align: right;">Page 51</p> <p>1 too.</p> <p>2 COMMISSIONER GORDON: Maggie, I</p> <p>3 have a procedural question. I don't</p> <p>4 think --</p> <p>5 MS. O'NEILL: Oops. Sorry. My</p> <p>6 mistake. Sorry. I meant to move Jeff to</p> <p>7 attendee and I moved Robert to attendee.</p> <p>8 Sorry. He's back. I'm sorry.</p> <p>9 COMMISSIONER GORDON: I was</p> <p>10 downgraded.</p> <p>11 MS. O'NEILL: Yeah. No, I went</p> <p>12 to move Jeff to attendee and it jumps</p> <p>13 around sometimes when I make people</p> <p>14 co-host and not co-host.</p> <p>15 COMMISSIONER GORDON: I get the</p> <p>16 message.</p> <p>17 No. I was asking a procedural</p> <p>18 question about the staff report. I</p> <p>19 didn't see it in the online repository</p> <p>20 when you clicked through from the agenda.</p> <p>21 Does that need to be added?</p> <p>22 MS. O'NEILL: It should have been</p> <p>23 there.</p> <p>24 COMMISSIONER PEPEN: I didn't see</p> <p>25 it either. I agree with him.</p>	<p style="text-align: right;">Page 52</p> <p>1 MS. O'NEILL: Yeah. It's not an</p> <p>2 issue from a legal standpoint that it's</p> <p>3 not there, but I'm going to go ahead and</p> <p>4 add it just to make sure we keep all of</p> <p>5 the documents in the same place. Thank</p> <p>6 you for pointing that out.</p> <p>7 COMMISSIONER GORDON: Thanks.</p> <p>8 MS. O'NEILL: Okay. We'll</p> <p>9 quickly run through the rest of the</p> <p>10 agenda. I do have two things at the end,</p> <p>11 though.</p> <p>12 All right. So moving on to</p> <p>13 tabled cases, we have no update on 148</p> <p>14 Jewett.</p> <p>15 Staff also has no resolutions to</p> <p>16 introduce or discuss or memorialize. And</p> <p>17 I do not believe we need an executive</p> <p>18 session. However, before we adjourn, I</p> <p>19 promise I won't take up that much time, I</p> <p>20 do -- I saved the announcements for now.</p> <p>21 Two quick things, both really</p> <p>22 not that big of a deal. However, so the</p> <p>23 first thing is that the next meeting, the</p> <p>24 July meeting, we are -- for those of you</p> <p>25 who were on the Commission last year, we</p>

<p style="text-align: right;">Page 53</p> <p>1 did St. Lucy's at the July meeting. We</p> <p>2 just did one application the whole</p> <p>3 meeting and we're doing that again this</p> <p>4 year except for the Loew's Theatre.</p> <p>5 So it's going to be similar to</p> <p>6 St. Lucy's. It's not going to be our</p> <p>7 typical review structure. Once again,</p> <p>8 we'll outline all of this in the staff</p> <p>9 report. We explained the review</p> <p>10 structure for the St. Lucy's last time.</p> <p>11 We'll explain our review structure for</p> <p>12 the Loew's this time. It's a Planning</p> <p>13 Board referral, but it's not locally</p> <p>14 designated. So all we're going to be</p> <p>15 doing is reviewing it and providing</p> <p>16 comments, feedback, things like that, to</p> <p>17 the Planning Board for when they also</p> <p>18 review it as well.</p> <p>19 It is certainly a large project</p> <p>20 and they are moving at a very quick</p> <p>21 timeline to the point where we have them</p> <p>22 scheduled and we don't have anything from</p> <p>23 them yet, but we'll get it because they</p> <p>24 have to. So we're pretty confident we'll</p> <p>25 get it. We've met with them on-site.</p>	<p style="text-align: right;">Page 54</p> <p>1 We're pretty confident in the project as</p> <p>2 well.</p> <p>3 So it should be as much fun as a</p> <p>4 two-and-a-half-hour application review</p> <p>5 can be. This one will be -- it will be</p> <p>6 better than last year's. Last year was a</p> <p>7 long meeting.</p> <p>8 COMMISSIONER AMATUZZO: As long</p> <p>9 as you promise.</p> <p>10 MS. O'NEILL: What?</p> <p>11 COMMISSIONER AMATUZZO: As long</p> <p>12 as you promise.</p> <p>13 MS. O'NEILL: Well, I had fun at</p> <p>14 a site visit for it, which is usually a</p> <p>15 pretty good sense of how an application</p> <p>16 review is going to go. But we were very</p> <p>17 happy with the site visit that we went on</p> <p>18 and we are happy with what we've seen so</p> <p>19 far.</p> <p>20 So, of course, now saying that</p> <p>21 out loud on the record, I'm jinxing</p> <p>22 myself.</p> <p>23 COMMISSIONER GUCCIARDO: It's</p> <p>24 good to know. It's a big project, like</p> <p>25 you say.</p>
<p style="text-align: right;">Page 55</p> <p>1 MS. O'NEILL: Yeah, it's a big</p> <p>2 project. And, again, we're looking</p> <p>3 forward to it and hopefully we'll be able</p> <p>4 to give them some really good feedback</p> <p>5 that helps the project.</p> <p>6 And then the second thing is we</p> <p>7 have a tentative timeline for in-person</p> <p>8 meetings again and tentatively it is</p> <p>9 September. We have nothing in writing</p> <p>10 yet. We have just been told to inform</p> <p>11 and just kind of -- I'll take what Mike's</p> <p>12 office has been calling it as kind of</p> <p>13 like a temperature check on how you guys</p> <p>14 feel about going back in person. If you</p> <p>15 have strong thoughts one way or the</p> <p>16 other, you can shoot me an e-mail, remain</p> <p>17 confidential on it. We're just kind of</p> <p>18 looking to some feedback on how you guys</p> <p>19 feel comfort-level-wise about going back</p> <p>20 in person in September.</p> <p>21 So you can shoot me an e-mail.</p> <p>22 ACTING CHAIRMAN SANDKAMP: Maggie</p> <p>23 , the Jackson Square space, what's the</p> <p>24 capacity in normal times, not in COVID</p> <p>25 sometimes, but in normal times? What</p>	<p style="text-align: right;">Page 56</p> <p>1 would you say?</p> <p>2 MS. O'NEILL: I don't have an</p> <p>3 actual number, however we did a -- we've</p> <p>4 been doing some division trainings in</p> <p>5 there on a variety of different subjects</p> <p>6 and our -- the City Planning Division has</p> <p>7 20 employees. And I would say that the</p> <p>8 capacity of that room is at least 120, if</p> <p>9 not larger, based on, like, how our, like,</p> <p>10 seating arrangements inside of it, but I</p> <p>11 can definitely get a specific number for</p> <p>12 you.</p> <p>13 COMMISSIONER GORDON: Will there</p> <p>14 be a mask requirement?</p> <p>15 MS. O'NEILL: I do not have the</p> <p>16 answer to that yet either. The City as of</p> <p>17 Friday has lifted mask requirement for</p> <p>18 employees in the office provided that you</p> <p>19 are vaccinated. So I would assume it will</p> <p>20 be something similar to that. However, I</p> <p>21 don't have a specific answer on that.</p> <p>22 Again, if that's something that</p> <p>23 you would like to see, like you would</p> <p>24 have no problem going back if there's a</p> <p>25 requirement or you don't want to go back</p>

<p style="text-align: right;">Page 57</p> <p>1 if there's a mask requirement, that's all</p> <p>2 stuff, again, if you feel strongly one</p> <p>3 way or the other, just let me know. I</p> <p>4 really do promise it will be kept</p> <p>5 confidential. Even when I give it to</p> <p>6 someone else, I'm the only person who is</p> <p>7 going to know who sent it. If you want</p> <p>8 to use a fake e-mail and e-mail it to me,</p> <p>9 too, that's fine. We're taking it one</p> <p>10 step at a time, but I just wanted to make</p> <p>11 sure you guys knew that that was the</p> <p>12 current game plan.</p> <p>13 COMMISSIONER GIBSON: When is the</p> <p>14 September meeting, do you know the date?</p> <p>15 MS. O'NEILL: I can -- it should</p> <p>16 be in my calendar. It's not usually in my</p> <p>17 calendar, but I put them all in. The</p> <p>18 13th.</p> <p>19 COMMISSIONER GIBSON: Okay.</p> <p>20 ACTING CHAIRMAN SANDKAMP: Is</p> <p>21 there also a plan for the rest of City</p> <p>22 government to go back to in-person</p> <p>23 meetings or are we, like, one of the</p> <p>24 first?</p> <p>25 MS. O'NEILL: We're not the</p>	<p style="text-align: right;">Page 58</p> <p>1 guinea pigs. I'm just providing the</p> <p>2 information that was conveyed to me for</p> <p>3 the HPC, and the Planning Board and Zoning</p> <p>4 Board.</p> <p>5 ACTING CHAIRMAN SANDKAMP: So,</p> <p>6 everyone, we are going to e-mail Maggie</p> <p>7 our opinion on in-person meetings in the</p> <p>8 next month or two.</p> <p>9 COMMISSIONER AMATUZZO: Yeah.</p> <p>10 It's not a requirement that you e-mail me.</p> <p>11 Just like if you have strong feelings one</p> <p>12 way or the other, just let me know.</p> <p>13 Because, again, we were told to kind of</p> <p>14 see how people felt about it at first with</p> <p>15 the tentative September going back.</p> <p>16 ACTING CHAIRMAN SANDKAMP: Thank</p> <p>17 you, Maggie.</p> <p>18 MS. O'NEILL: No problem.</p> <p>19 ACTING CHAIRMAN SANDKAMP: We're</p> <p>20 coming up on exactly one hour. That's an</p> <p>21 excellent meeting. I think are we ready</p> <p>22 to adjourn?</p> <p>23 MS. O'NEILL: I'm ready to</p> <p>24 adjourn.</p> <p>25 ACTING CHAIRMAN SANDKAMP: May I</p>
<p style="text-align: right;">Page 59</p> <p>1 have a motion?</p> <p>2 COMMISSIONER AMATUZZO: Second.</p> <p>3 MS. O'NEILL: Okay. All in</p> <p>4 favor?</p> <p>5 (Whereupon, a voice vote was</p> <p>6 taken; chorus of "ayes" heard.)</p> <p>7 ACTING CHAIRMAN SANDKAMP: Thank</p> <p>8 you. Everyone have a good start to the</p> <p>9 summer.</p> <p>10 (Whereupon, the hearing on this</p> <p>11 application was concluded.)</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: right;">Page 60</p> <p>1 C E R T I F I C A T E</p> <p>2</p> <p>3 I, BRIDGET LOMBARDOZZI, Notary Public</p> <p>4 and Certified Shorthand Reporter of the State</p> <p>5 of New Jersey, do hereby certify that the</p> <p>6 foregoing is a true and accurate transcript of</p> <p>7 the testimony as taken stenographically by and</p> <p>8 before me at the time, place and the date</p> <p>9 hereinbefore set forth.</p> <p>10 I DO FURTHER CERTIFY that I am neither</p> <p>11 a relative nor employee nor attorney nor</p> <p>12 counsel of any of the parties to this action,</p> <p>13 and that I am neither a relative nor employee</p> <p>14 of such attorney or counsel, and that I am not</p> <p>15 financially interested in the action.</p> <p>16</p> <p>17 -----</p> <p>18 BRIDGET LOMBARDOZZI,</p> <p>19 Certified Shorthand Reporter</p> <p>20 C.S.R. License No. XI01201</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>

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