

**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MAY 28, 2019**

ROLL CALL

Katherine Miller, Chair (absent – excused)
Wendy Schaefer
Laly Espinoza Kuga (absent – excused)
Scott Lamperti
Janice Allen (absent – excused)
Steve McIntyre, Alternate No. 1
Sherlock Bender, Alternate 2

Also present:

Dominic DiYanni, Esq., Associate Borough Attorney (7:22 p.m.)
Stephanie Sherwood, Recording Secretary

Call to order at 7:05 pm. Ms. Schaefer read the Compliance Statement.

NEW BUSINESS

1. **26 Willow Avenue – Construction plans for garage** – K.M. Ms. Schaefer presented construction plans for the garage at 26 Willow Avenue and discussion ensued. The plans indicated that cement board would be used on three sides of the garage with vinyl siding in the rear. Commission members preferred the installation of cement board on all four sides of the garage to maintain uniformity. They favored the use of garage doors which would have the appearance of barn doors.

APPROVAL OF MEETING MINUTES

Regular Meeting of February 19, 2019:

Aye: Lamperti, Schaefer, Bender
Abstain: McIntyre

INFORMATIONAL MEETINGS

1. **31-33 Myrtle Avenue** – William Leary, the owner, was present. Mr. DiYanni reported that the driveway had been cut back to its original single width; the

Commission members were satisfied. He then advised that Mr. Leary allowed tenants to occupy the house without first obtaining a rental certificate of occupancy. It was stressed that Mr. Leary must apply for the rental certificate of occupancy as soon as possible to which he agreed to do so.

Ms. Schaefer requested that the metal hand railings on the front porch stairs be replaced with wood, similar in shape and painted to match the porch railing. Mr. Lamperti noted that the hand railings would not require spindles. Mr. Leary agreed to remove the metal hand railings and install wood hand railings made to match the porch railing in both shape and color.

Mr. McIntyre noted that Mr. Leary had failed to cut back the driveway apron to a single width apron with an appropriate turn out. Mr. Leary agreed to cut the driveway apron to a single width apron with an appropriate turn out.

Ms. Schaefer led a discussion on the stained glass windows, reminding that they may not recommend anyone to do the work. Mr. Lamperti explained that a professional can duplicate the pattern and make new windows rather easily. All members agreed that the leaded glass windows are a unique architectural feature which must be preserved. The members agreed that the original wood frames and sashes may be used with leaded glass of same size, color and pattern of original leaded glass or four new leaded glass panes may be made and installed in the existing windows. Mr. Leary agreed to research the costs associated with both options and assured that leaded glass windows would be installed.

Mr. Leary agreed to provide a status update at the July 23 meeting contingent upon the completion of the work.

PUBLIC COMMENT

Frank D'Amore, 40 Willow Avenue, commented on the installation of wood curbing at 104 Sycamore Avenue, specifically inquiring after the authorization for same. Ms. Schaefer advised that they would look into the matter.

Ms. Schaefer then requested confirmation as to whether or not a rental certificate of occupancy had been issued for 31-33 Myrtle Avenue. Mr. DiYanni explained that he was told a rental certificate of occupancy had been issued in 2018. At a certain point, all sixteen tenants vacated the property for a length of time and now Mr. Leary advises that those same sixteen tenants have returned. Mr. DiYanni again reiterated that Mr.

Leary had been instructed numerous times that he must apply for a rental certificate of occupancy as soon as possible.

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

Meeting adjourned at 8:22 pm.