



• interiors

• architecture

ROGER C. WINKLE, AIA - ARCHITECT

FIRST FLOOR DESIGNS - SPACE PLANNING

August 19, 2021.

Historic Preservation Commission
Borough of Fanwood
75 North Martine Avenue
Fanwood, NJ 07023

Attn: Joan Skubish, Chair
JoanMarie@prodigy.net

Re: Certificate of Appropriateness Application
Applicant: 157 North Avenue, LLC
Property: 157 North Avenue
Block 54, Lot 10
Fanwood, NJ
File # 21-000427

Dear Chairperson Skubish and Honorable Commission Members,

I was retained by the applicant to inspect the property at 157 North Avenue in the Borough's R-75 (Single Family Residence) Zone District and the Fanwood Park Historic District.

The view from the street at the front of the house is the only elevation that seems to have any historic character. The gable trim and dormer show a nice scale of the Queen Anne Style.

The right-side elevation revealed an addition which was added to the Second Floor which results in an odd shaped elevation. This elevation has lost the classic symmetry of the original house, and looks like a box.

Looking that the house from the rear you can also see that the Second-Floor addition has disturbed the original architecture of the home. The cantilevered addition again looks like a box attached to the original classic design.

The siding of the house is not original. The house is now sided with Hardipak Composite Siding.

Except for 2 windows on the right side of the house, all the windows have been replaced with Vinyl Windows. These 2 windows are floor to ceiling and are unique for the house. However, they are single pane standard glass and do not meet today building code. The large glass windows are required to be safety glass.

Standard roofing shingles are used throughout.

The only other historical feature for the exterior of the house would be the large original front door.

My inspection of the interior of the house did not reveal any historically significant features.

The kitchen was redone at least 15 years ago. A new dropped ceiling added in the kitchen.

The front study had rough wood paneling added over the original finish.

Bathroom fixture were old and in disrepair.

My inspection of the interior of the house showed that it is in bad physical condition. Note the following:

The basement showed signs of water damage.

The foundation also showed signs of water damage.

The electrical wiring is mostly original and needs to be totally redone. This would require demolition of the interior plaster walls.

Floors on both the First Floor and the Second Floor (in the addition area) had settled. There were openings at the joints in the hardwood flooring.

The floors were not plumb.

In my opinion the house is not a candidate for repair. In order to bring the house up to the proper condition for resale the contractor would spend more money than demolishing it and building a new home to fit the area.

My Conclusion:

The house is not Contributing Property.

This house is not a Historic Landmark.

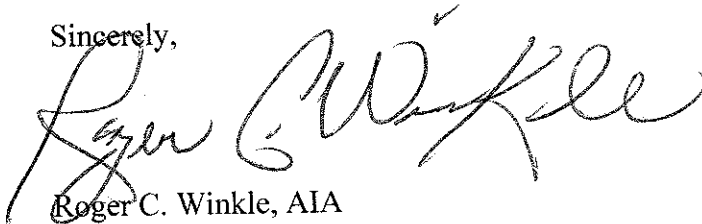
This house is a Noncontributing Property – A building site, structure or object that does not add to the historic architectural qualities, historic associations, or archaeological values for which the property is significant because:

It was not present during a period of significance.

Due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at the time or is incapable of yielding important information about the period.

Please review this report. I hope to attend the meeting Thursday September 2, and discuss this in more detail.

Sincerely,

A handwritten signature in black ink that reads "Roger C. Winkle". The signature is written in a cursive style with a large, prominent "R" and "W".

Roger C. Winkle, AIA
Principal

Cc: Joshua J. Koodray, Esq.; 157 North Avenue, LLC