

**Application to the Fair Haven Historic Preservation Commission**  
Fair Haven, New Jersey

Date: 8/10/22

Property Address: 803 River Road, Fair Haven, NJ 07704 Block: 50 Lot: 21

Applicant Andrew Anderson Telephone: (day) 917-747-3526  
(evening) 917-747-3526

Address: 81 Riverlawn Drive  
Fair Haven, NJ 07704

Relationship of applicant to property (tenant, owner, contract purchaser) I am under contract to purchase the property.

Project to be reviewed: (Provide general description of each modification or improvement)  
See separate sheet describing the improvements and restoration.  
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**PLEASE NOTE**

This application **must** be submitted to the Construction Code Official and the Historic Preservation Commission by delivering it to Fair Haven Borough Hall no later than 4:00 p.m. ten (10) days before the meeting so that it may be listed on the agenda.

- Meetings of the Historic Preservation Commission are held on the fourth Tuesday of each month unless otherwise noted.
- Drawings and sketches must be presented along with this application for all proposed construction, changes or signs.
- Photos of present conditions of all facades seen from the street must also be presented.
- Failure to provide drawings, sketches or photos with this form will result in this application not being heard.
- Applicant must sign this application.

**CERTIFICATION**

I hereby certify that either I personally or my legally empowered representative will attend the meeting of the Historic Preservation Commission on 8/23/22 (date) at 7:00 p.m. in Borough Hall, Fair Haven.

Signed:   
(Applicant)

August 10th, 2022

Fair Haven Historic  
Preservation Commission  
748 River Road  
Fair Haven, NJ 07704  
Attn: Arthur Pavluk, III  
Jay Anderson

Dear Members of the Board,

I am Andrew Anderson, a Fair Haven resident for the past 4 years and real estate broker/developer with extensive experience purchasing, renovating and developing properties for over 20 years. I am currently under contract to purchase 803 River Road, Fair Haven, NJ 07704. As you are aware, this building has been used as retail/professional offices for the past 35+ years and I intend to continue its commercial use for retail and professional purposes. Based on my review of the property, it appears that several renovations have been done over the years that are not in alignment with the historic nature of its location. While I could opt for a quick and cost-effective approach to updating this building by simply painting the existing siding and shutters and updating the landscaping, I believe it deserves more. To the extent the board understands and appreciates my efforts, to do more than the building requires from a structural and functional standpoint, my intention would be to modernize the property with several improvements while simultaneously reintroducing some of the historic elements that have been lost over the years. You will find a brief description of the improvements I intend to make listed below as well as a sketch of the proposed front façade attached herein. I would appreciate the opportunity for an informal hearing with the board to discuss these plans and receive your feedback so I may finalize them and begin the process of approvals.

*Windows:* Currently, many window proportions and the corresponding fenestration on the building seem counter to the intent of a historic location. To address this, I plan to replace all the old windows on the first floor with Andersen or comparable double pane low E windows with a white exterior. There are several windows on the second floor that are in great shape that I plan to paint. I will be replacing several windows on the second floor with Andersen or comparable windows as well. The attached drawing will note which are new and which are remaining. By using a "colonial" mutton bar design I would be able to re-introduce a more historically appropriate window fenestration and patterning. These will be a combination of 6 over 6, 8 over 8, 9 over 9 or the like depending on the window and size. Also, I would like to eliminate the bay window as well as the 2 picture windows on the front façade and replace them with double hung Andersen or comparable windows mulled together with the above-described mutton bars which would bring consistency to the window fenestration on the entire building. This will be a drastic step in changing the overall aesthetic of the building and bringing it much more in line with historic standards.

*Shutters:* I plan to replace the low-quality shutters that currently exist with a higher quality synthetic louvered shutter painted black.

*Siding:* The siding on the building will be replaced using a lap/clapboard style. I am currently looking into options for replacing the existing vinyl siding with new, higher quality, more aesthetically pleasing vinyl or using a product like "Hardie Board". My preference would be to use the "Hardie Board" if the budget allows for it. The siding will be white.

*Entry Door:* The entry door will be painted black to compliment the shutters and overall design.

*Other Exterior Elements:* The stucco at the water line/base of the building will be repainted to visually enhance the buildings appearance. The handicapped ramp will be power washed in an attempt to remove rust stains and improve its overall visual appearance. The handrail at this location needs minor repair and repainting which I will address.

*Roof:* While the roof is in good shape and does not need to be replaced, I feel strongly about replacing it if my budget allows. I am currently working on pricing for a new asphalt roof as this will drastically improve the look of the house. At a minimum, I plan to structurally reinforce the roof in an attempt to get the current "sag" out. The aluminum fascia and perforated soffits are still functional but look unsightly so I would like to replace all fascia at the roof with Azek and use Azek or vinyl with a bead board or v-groove pattern for the soffits. All of the gutters and leaders will be replaced as well.

*Columns/Railings:* In the ongoing effort to restore a more historic look and cleaner aesthetic to the building I would like to wrap the current columns at the front entry in white Azek and remove the railings at the front entry, if code allows.

*Air Conditioning:* The building is outfitted with window air conditioning units. I plan to install a central air conditioning system making the building more energy efficient and visually pleasing.

*Landscaping:* The landscaping on the property is in need of a redesign to enhance the buildings curb appeal. I will be using a combination of boxwoods, hydrangea, dwarf Hamlin grasses, catmint, lavender, and the like to soften the buildings appearance and make it much more inviting from the street.

In summary, I am striving to improve the aesthetic of the building, restore its historical character, and operate it with greater energy efficiency. I look forward to the board's feedback on my proposal. Thank you all very much for your time and attention to this matter.

Sincerely,



Andrew Anderson

81 Riverlawn Drive,

Fair Haven, NJ 07704

917-747-3526





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