



Agencie Architecture & Engineering PC

WESTBETH
463 West St. Suite #1801
New York NY 10014
Tel: (212) 203-0265
www.agenciengroup.com

Ms. Maggie O'Neill

Senior Historic Preservation Specialist
Division of City Planning
1 Jackson Square
Jersey City, NJ 07305

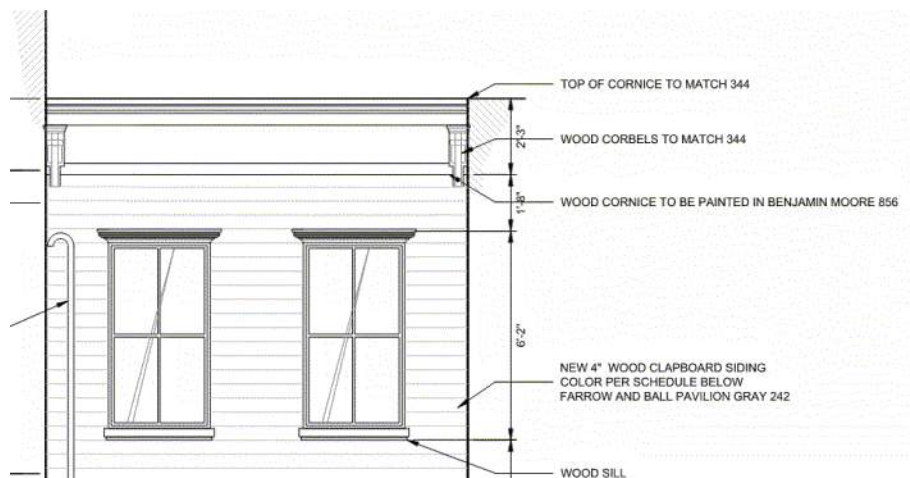
February 1, 2022

Re: 344.5 8th Street – Certificate of Occupancy

Dear Maggie,

Please receive this request for obtainment of a Certificate of Occupancy for the project at 344.5 8th Street. The project is built in accordance with the Board Approved plans, as well as in conformance to the subsequently submitted revisions from April 2021. Following our discussion on January 17, 2022, please see below some deviations for which we are seeking Administrative Approval. I've included a description of all items reference in an email from you on 12/22/21, with explanations to each minor deviation for your record. I would greatly appreciate a prompt review of this request for a final Certificate of Occupancy:

- 1) The front cornice has been installed as per the approved drawings sheet numbers #A200, and A500.



1. Part Elevation from approved HPC set illustrating proposed Cornice



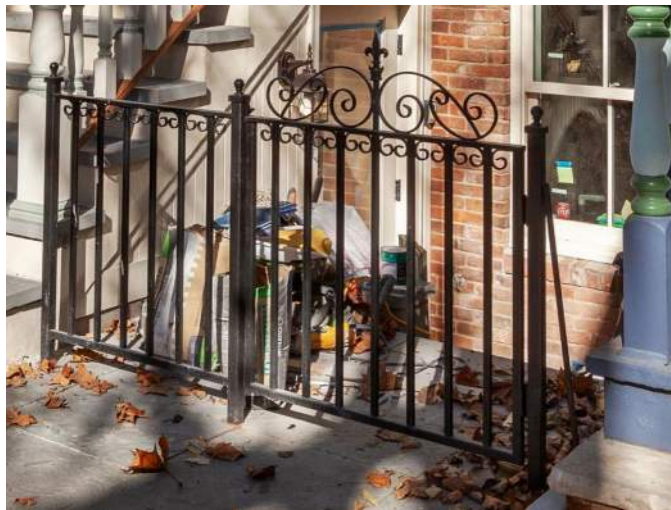
2. Front Elevation showing reconstructed Cornice to match approved drawings

- 2) We request Administrative Approval to have the color of the cornice modified to Historic Colors by Benjamin Moore HC-54, and HC-141 as illustrated on the front photograph in the preceding page.
- 3) We request Administrative Approval that the electrical service line be installed in the same location that it was placed in prior to the renovation. The existing tree directly in front of the western side of the House, preventing installation by PSEG of the incoming service on the west side.



3. Photo of previous elevation illustrating tree obstruction and service on east side of building

- 4) We request and Administrative Approval of the ornamental metal work articulation at the top portion of the areaway fence to match the ornamental articulation along the length of houses to the east of this property.



4. Detail of ornamental metalwork at areaway

- 5) The entry stoop steps have been installed in wood to match the approved drawings. Please see the below photo.



5. The stoop steps have been re-constructed in wood.

- 6) We request Administrative Approval that the stoop steps be reduced by one riser. Because this stoop was reconstructed, the new stoop steps had to comply with Building Code Section R311.7.5.1 limiting riser heights and determining the total number of risers required to enter the home.
- 7) Please note that the window installed is per the approved drawings and per the approval by your office on the purchase document from General Lumber in a communication from September 4, 2020. It may appear shorter because the neighboring property has a planter box concealing the lower portion of their window, but in fact the window is the correct dimension.
- 8) We request Administrative Approval for the planting area deviation. Following Historic Preservation approval, we submitted our documents to the Municipal Utility Authority and were required to install a new sanitary, storm, and incoming water supply line because we were required to add sprinklers. All of these lines enter the house parallel to each other at the location where the planter was shown in the HPC approved drawings. Due to this piping, it is impossible to have an exposed area for planting in that area since any roots risk damaging the new piping.
- 9) We request Administrative Approval for the installation of the rear yard staircase off the deck on the east side as opposed to the initially approved west side of the house. We had shown this new staircase location in a subsequent set of plans submitted in the Fall but failed to indicate this specific change. The size of the deck and staircase remained the same, and its location was vetted with both neighboring properties to optimize their preference.



6. Photo of the rear stair on the East side

- 10) We request Administrative Approval for the elimination of multi lite windows at the rear façade to full lite windows.



7. Photo of the Rear facade with the single lite windows

- 11) We request Administrative Approval for lintels and sills at the rear façade surrounding the windows. The approved drawings show these as 1.5" at stiles, and 2.5" at lintel and sill. We have installed them as 4" on all sides. The size of the window framing seemed more in proportion with the scale of the siding at the rear.
- 12) We request Administrative Approval for the deck structural supports at the rear. The total deck size has not changed as per the approved drawings, which calls for a 4'-0" depth. The total lot coverage, and rear yard setback requirements are maintained. The introduction of the posts is to support the weight of the deck away from the building, since a 4'-0" cantilever was determined infeasible considering the interior floor framing was in a wood floor joist. Also, we have concealed the deck columns behind the friendly neighbor fence posts per the below photograph.



8. Photo showing structural column tucked behind fence post

- 13) We request Administrative Approval for the window configuration on the parlor floor. Because the house is narrow, we changed the doors onto the deck from placement on the west side, to placement in the middle. The total glazed area remained the same, being from floor to ceiling.
- 14) We request Administrative Approval for the installation of architectural exterior sconces in the rear. These are primarily for safety, where we're seeking to provide 1footcandle per square foot at the walkable areas in the back. These are placed at the deck level and rear patio and match the number of fixtures on neighboring properties with rear balconies. Please see the below images.



9. Photo showing sconces in back yard and reference image of neighboring property

- 15) The floor elevation in the basement is the same as what was previously in place prior to the renovation. In adding the extension into the yard, we had to accommodate the change in grade to allow for access to the rear yard from the house. We request Administrative Approval as it is the only way to access the rear yard given the onsite conditions.
- 16) The windows and doors at the ground floor have the approved lintels and sills. They are obscured by the deck, which was dropped a few inches to create a curb condition from the kitchen onto the deck to prevent snow accumulation and entry into the parlor floor, since the doors and windows at the parlor floor are full height.
- 17) We would like to request Administrative Approval for allowance of a vent at the rear façade.

I hope this request for Administrative Approval will be granted. We do believe we have done an excellent job getting this property rehabilitated and in compliance with Historic guidelines.

Sincerely,

A handwritten signature in black ink, appearing to read "A. U. Cortés".

Andrés Ulises Cortés, RA
Principal, Agencie Architecture & Engineering PC.