



CITY OF PLAINFIELD
HISTORIC PRESERVATION COMMISSION
 515 WATCHUNG AVENUE, ROOM 202
 PLAINFIELD, NEW JERSEY 07060



Adrian O. Mapp, Mayor

Sandra Gurshman, Chairwoman
 Lawrence Ferrara, Vice Chairman

MEETING MINUTES OF THE PLAINFIELD HISTORIC PRESERVATION COMMISSION
APRIL 22, 2014, 7:30 PM, CITY HALL LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NEW JERSEY

CALL TO ORDER AND PUBLIC NOTICE

Chairwoman Sandy Gurshman called the regular meeting of the Plainfield Historic Preservation Commission to order at 7:36 PM and in conformance with the Open Public Meetings Act read aloud the following: “This is a regularly scheduled meeting of the Historic Preservation Commission of the City of Plainfield, Union County, New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a notice was published in the Courier News on 2/8/2014, and the notice of this meeting was posted in the City Clerk and Planning Division offices.”

2014 Historic Preservation Commission Name, Class Designation (Term Ends)	1/28/14	2/25/14	3/25/14	4/22/14	5/27/14	6/24/14	7/22/14	8/26/14	9/23/14	10/28/14	11/18/14	12/16/14
Lawrence Ferrara, Class C (12/31/14)	X		X	X								
James Galvin, Alternate #1, Class A (12/31/14)	X		X									
Sandra Gurshman, Class B (12/31/14)	X		X	X								
William Michelson, Class B (12/31/14)	X		X	X								
Bill Garrett, Class B (12/31/15)	X			X								
Patricia Turner Kavanaugh, Class C (12/31/15)	X		X	X								
Jan Jasper, Class C (12/31/16)			X									
Elizabeth King, Class C (12/31/16)	X		X	X								
Patricia Turner Kavanaugh, Class C (12/31/15)	X		X	X								
John Favazzo, Class A (12/31/17)	n/a		n/a	X								
Larry Quirk (12/31/17)	n/a		n/a	X								
Alternate Member #2 VACANT (2 year term)												

February 25 meeting cancelled (inclement weather)

PRESENTATION OF MARCH 25, 2014, MEETING MINUTES

Mr. Bauman requested one additional month to complete the meeting minutes. Mr. Michelson made a motion, seconded by Ms. King, and unanimously approved by all to carry the March 25, 2014, meeting minutes to May 27, 2014.

UNFINISHED BUSINESS

A. Carried Certificate of Appropriateness Applications

- A. HPC 13-15. 1007 Watchung Ave. Blk 639, Lot 16. Putnam Watchung H D. Elaine Burrell, Applicant & Owner
 The first hearing was January 28, 2014, second hearing March 25, and on March 25 the application was carried to April. Ms. Elaine Burrell of 1007 Watchung Avenue introduced herself as the Applicant and property owner; she asked for more time due to financial difficulties and difficulties obtaining an architect. Commission members said they would assist by reaching out to several architects. Chairwoman Gurshman opened the meeting to the public, with no public comment Chairwoman Gurshman closed the public portion of the meeting. With no further discussion, Mr. Michelson made a motion to carry application HPC 13-15 to July 22 with no further public notice. Ms. Turner Kavanaugh seconded the motion and it was unanimously approved by voice vote.

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NEW BUSINESS

1. New Certificate of Appropriateness Applications

- A. HPC 14-02. 516 West Sixth Street. Blk 768, Lot 13. St. Mary's Catholic Church. State / National Register 1985
Mr. Bauman informed the Commission that the Applicant has served notice and that the Commission has jurisdiction to hear and decide the application. Ms. Turner Kavanaugh recused herself from the hearing- she said this was her family's church when growing up, and recently a parishioner contacted her about the proposal. Reverend Marco and Alicia Burgos introduced themselves as affiliated with St. Mary's Church; Nancy Piwowar of 1149 Myrtle Avenue introduced herself as a volunteer citizen assisting St. Mary's Church with the proposal.

Ms. Piwowar thanked the Commission for the opportunity to come before them for a Certificate of Appropriateness. Ms. Piwowar provided the Commission with a description of the proposal- frame replacement and stained glass restoration of the main altar window- the wood frame will be replaced with an aluminum frame. The window faces west and is therefore exposed to most bad weather. The church received a \$16,770 matching grant from Union County; the remaining 50% of costs is being met through private donations. Ms. Piwowar distributed pictures of the window, and discussed its proximity to public sidewalks and public view- only portions of the window can be seen from the street.

James Van Wie of Hiemer & Company Stained Glass Studio of 141 Wabash Avenue, Clifton, NJ introduced himself to the Commission. Mr. Van Wie said his company is not in the wood restoration business and they will be using an aluminum frame instead; Mr. Van Wie distributed a sample cross section of aluminum framing and discussed the differences between using a wood frame versus an aluminum frame. A discussion ensued over using insulated glass, the possibility of bulking up the aluminum frame so it has the appearance of a wood frame, and how to account for expansion and contraction that could damage the stained glass. There are 16 separate panes of glass that will be restored. The aluminum frame will cost about \$10,000 while a wood frame will cost about \$70,000. The aluminum frame is painted bronze- not anodized- it is powder coated. There will be new clear thermo glass to protect the stained glass and between glazing tape and caulk a seal will be achieved that will not cause condensation. Weep hole and vents are in the aluminum frame.

Chairwoman Gurshman opened the meeting to the public. Susan Rigerio of 448 Mountainview Drive, North Plainfield said she has seen the restoration work of Hiemer & Company in a church in Manasquan and they did a good job. Pat Turner Kavanaugh of 935 Fernwood Avenue speaking as a Plainfield resident and not a Historic Preservation Commission member said she grew up with the church; Ms. Turner Kavanaugh asked Mr. Van Wie questions about several of the "before and after" of other window restorations. Lela Gonzalez of 1017 Sherman Avenue said she has seen similar work by Hiemer & Company in Monmouth Beach and they did a good job. With no additional public comment, Chairwoman Gurshman closed the public portion of the meeting.

Mr. Favazzo commented that from the interior view a black edge will recreate the site lines- it used to be wood, now it will be glass. From the outside you will see the exterior protection glass- it will go all the way to the thin metal frame, it will not have deep wood frames, the new frame will be thin, metal lines- it will be very different. When asked about the condition of the stained glass itself, Mr. Van Wie said the glass is very dirty- it will be cleaned, and the panels are bulging severely, the glass is double-glazed and in some cases even triple-glazed. They will try to keep as much original as possible- this will be a sympathetic restoration.

With no further questions, Mr. Michelson made a motion to approve HPC 14-02 as submitted; Ms. King seconded the motion and it was approved unanimously by voice vote. Rev. Marco, Ms. Burgos, and Ms. Piwowar thanked the Commission.

- B. HPC 14-03. 535 West Eighth Street. Blk 761, Lot 2. Van Wyck Brooks Historic District. Applicant- Plainfield Restoration & Reproduction, LLC. Owner- Adrian & Amelia Mapp. Mr. Bauman informed the Commission that the Applicant has served notice and that the Commission has jurisdiction to hear and decide the application. Ms. Turner Kavanaugh returned to the meeting. Bill Santoriello introduced himself as the applicant on behalf of the

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property owner. Mr. Santoriello explained that he is proposing to remove two sets of Jalouse windows and install two sets of new double-hung windows to match existing double-hung windows on the same side elevation. The area is currently an enclosed porch- a three-season room that will now be a four-season room with new double-hung windows. The new windows were the architect's attempt to match the new windows with existing windows. Mr. Santoriello displayed a double-hung window model and demonstrated its features. Mr. Santoriello said the proposed window is an Anderson wood with synthetic mix exterior. Mr. Santoriello was not aware of the name of the synthetic mix exterior. Chairwoman Gurshman asked if storm windows are being proposed; Mr. Santoriello said it is not part of this contract but the casings are present and it could be possible in the future.

Chairwoman Gurshman opened the meeting to the public; no one from the public commented and Chairwoman Gurshman closed the meeting to the public. Ms. Turner Kavanaugh made a motion to approve HPC 14-03 as submitted. Mr. Garrett seconded the motion and it was unanimously approved by voice vote.

- C. HPC 14-04. 1250 Denmark Road. Block 936, Lot 10. Netherwood Heights Historic District. Applicant- Cheveda Allen, Owner: Danielle Scott. Mr. Bauman informed the Commission that the Applicant has served notice and that the Commission has jurisdiction to hear and decide the application. Neither the Applicant nor the Owner were in attendance to present the proposal; Commission members had questions about the proposal that could not be answered. The Commission generated a list of questions that will be given to the Applicant, hopefully to be answered at the next meeting. Mr. Michelson made a motion to carry HPC 14-03 to May 27, 2014; Ms. King seconded the motion and it was unanimously approved by voice vote.

2. Committee Reports

A. Community Outreach / Historic Preservation Awareness Committee

- Postcard notifying owners in historic districts / locally designated historic sites.
Mr. Bauman said he needs to follow up on the requisition sent to the vendor to find out whether or not it was returned to the Planning Division. Mr. Bauman needs to obtain mailing labels.
- Spanish translation of the city's Design Guidelines for Historic Districts and Sites.
Mr. Bauman reported that the city is in the process of seeking a new translation service provider.
- Revising Multiple Listings Service (MLS) forms to include historic designations.
Mr. Bauman reported no update. Ms. Turner Kavanaugh and Mr. Quirk volunteered to assist with this project.

B. Ordinance Revision Committee. Mr. Michelson reported no update.

C. Architectural Review Committee. The Architectural Review Committee did not review any proposals since the last Commission meeting.

3. Planning Division Report

A. Zoning Officer Violation Notices. The following property inspections were made on April 3, 2014; violation notices are pending:

- 111 Crescent Avenue: handicap ramp constructed in rear yard without zoning approval
- 198 West Eighth Street: porch railing and spindles without a CA
- 231 East Ninth Street: front porch and railing without a CA
- 306 Stelle Avenue: crumbling brick steps in front yard
- 316 East Seventh Street: front yard vinyl fence installed without a CA; first violation notice 10/22/13, second violation notice sent 1/2/14.
- 400 Franklin Place: sign erected without a sign permit or a CA
- 424 West Eighth Street: exterior repairs taking place without building permits or HPC notification

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NEW BUSINESS (continued)

Planning Division Report (continued)

- 440 West Eighth Street: exterior repairs taking place without building permits or HPC notification
- 714 Belvidere Avenue: half the house is tarped- unaware of any building activity
- 740 Belvidere Avenue: Second story window in need of repair
- 810 Central Avenue: property in need of maintenance in several particulars
- 820 2nd Place: second floor window replacement without a CA
- 822 Webster Place: driveway apron and driveway installed without permits or a CA
- 825 1st Place: upper floor window replacement without a CA
- 825 2nd Place: upper floor window replacement without a CA
- 825 3rd Place: porch railings removed, property maintenance
- 826 2nd Place: second floor window replacement without a CA
- 914 Watchung Avenue: fence installation without fence permit or a CA
- 1127 Watchung Avenue: commercial vehicle storage; owner found guilty in trial 2/13/14, enforcement reminder sent in March
- 1214 Putnam Avenue: front porch floor, railing, and spindle work without building permit or a CA
- 1216 Putnam Avenue: front yard fence posts need to be removed (municipal court order)
- 1415 Putnam Avenue: window replacement without a CA

B. Inspections Division Property Maintenance Code Violation Reports

- No new violations sent to the Planning Division between 3/25/14 and 4/22/14
- 740 Belvidere Avenue. Court date 1/17/14- no show, rescheduled for 3/5- no show. No update

C. Inspections Division Certificate of Compliance Notices

- No new certificate of compliance notices sent to the Planning Division between 3/25/14 and 4/22/14

D. Inspections Division- Certificate of Compliance for Rental. No certificates between 3/25/14 and 4/22/14

E. Inspections Division- Certificate of Exemption

- 993 Hillside Avenue- single family dwelling

F. Lampkin House: \$25,000 Union County matching grant awarded 11/2013. The city cannot utilize the county match until the property is listed on the New Jersey and National Registers of Historic Places.

ADJOURNMENT

There being no further business, Mr. Michelson made a motion for adjournment, seconded by Ms. Turner Kavanaugh; all voted in favor, none opposed. The meeting adjourned at 9:13 PM

Respectfully submitted,

Scott Bauman

Scott Bauman, AICP, PP
Principal Planner / HPC Secretary, Plainfield Planning Division
Prepared: May 14, 2014