



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



Adrian O. Mapp, Mayor

William H. Michelson, Chairman  
 Lawrence T. Quirk, Vice Chairman

**MEETING MINUTES- PLAINFIELD HISTORIC PRESERVATION COMMISSION**  
**APRIL 26, 2016, 7:30 PM, CITY HALL 1<sup>ST</sup> FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NJ**

**Call to Order and Public Notice**

Chairman Michelson called the regular meeting of the Plainfield Historic Preservation Commission to order at 7:34 P.M. 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 January 1, 2016, and the notice of this meeting was posted in the City Clerk and Planning Division offices.”

| 2016 Historic Preservation Commission Name, Class Designation (Term Ends) | 1/26/16 | 2/23/16 | 3/22/16 | 4/26/16 | 5/24/16 | 6/28/16 | 7/26/16 | 8/23/16 | 9/27/16 | 10/25/16 | 11/15/16 | 12/20/16 |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|----------|----------|
| John Favazzo, Class A (12/31/2017)  | X       |         | X       | X       |         |         |         |         |         |          |          |          |
| Bill Garrett, Class B (12/31/2015)  |         | c       | X       | X       |         |         |         |         |         |          |          |          |
| Sandra Gurshman, Class B (12/31/2018)                                     | X       | a       | X       | X       |         |         |         |         |         |          |          |          |
| Jan Jasper, Class C (12/31/2016)  | X       | n       |         |         |         |         |         |         |         |          |          |          |
| Elizabeth King, Class C (12/31/2016)                                      | X       | c       | X       | X       |         |         |         |         |         |          |          |          |
| William Michelson, Class B (12/31/2018)                                   | X       | e       | X       | X       |         |         |         |         |         |          |          |          |
| Lawrence Quirk, Class A (12/31/2017)                                      | X       | l       | X       | X       |         |         |         |         |         |          |          |          |
| Gary Schneider, Class B (12/31/2015)                                      |         | l       | X       | X       |         |         |         |         |         |          |          |          |
| Reginald Thomas, Class A (12/31/2018)                                     |         | e       |         |         |         |         |         |         |         |          |          |          |
| Alternate Member #1 VACANT (2 year term)                                  |         | d       |         |         |         |         |         |         |         |          |          |          |
| Alternate Member #2 VACANT (2 year term)                                  |         |         |         |         |         |         |         |         |         |          |          |          |

*Also present: HPC Consultant Barton Ross, Absent: HPC Recording Secretary Scott Bauman*

**Presentation of March 22, 2016, Meeting Minutes**

Upon request by Chairman Michelson, Commissioner Gurshman made a motion to accept the March 22, 2016, meeting minutes as presented; Commissioner Schneider seconded the motion and it was unanimously approved by voice vote. Commissioner King abstained.

**Unfinished Business**

None.

**New Business**

**1. Applications for Certificate of Appropriateness**

- A. HPC 2016-02: 202 West Eighth Street; Block 714, Lot 9; Van Wyck Brooks Historic District; Luis Windows, Inc.- Applicant; Jose & Ruth Vergara- Owner**

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Luis from Luis Windows, Inc., 1463 Frances Lane, Plainfield, NJ, introduced himself to the Commission. He explained the scope of work involves the removal of slate shingles and the installation of GAF Slateline 30-year Lifetime Designer Series Asphalt Shingles in English Gray color at the main house roof. Part of the work will involve copper flashing at the turret and dormers and the installation of 6" aluminum K-gutters with 3" aluminum leaders and downspouts. A sample GAF Slateline series asphalt shingle board was presented to the commission.

Chairman Michelson asked what material the flashing will be and if it will wrap around the turrets. The applicant responded that all flashing will be copper and that the dormer windows and turret will get flashed as part of the proposed work. Applicant clarified that only the main roof is being replaced. The porch section will not receive a new roof.

Chairman Michelson opened the meeting to the public; seeing no members of the public requesting to comment on the application, Chairman Michelson closed the public comment portion of the meeting.

After discussion, Commissioner King made a motion to approve the application as presented with the condition that the new shingles shall be installed over the top of any gutter straps – not underneath. Commissioner Gurshman seconded the motion and it was unanimously approved by voice vote.

**B. HPC 2016-03: 1101 Watchung Avenue; Block 638, Lot 10; Putnam Watchung Historic District; William Taylor- Applicant; Laura Sliwak- Owner**

Ben Strasser, contractor from Cranford, NJ, introduced himself to the Commission. He explained the scope of work involves the installation of solar panels on the front (south) facing roof of the house by Solar City. This side of the house faces Watchung Avenue and would be clearly visible from a public right-of-way.

Chairman Michelson asked the applicant why the solar panels could not be placed on other roof surfaces out of the public view. The applicant responded that solar panels would not be cost efficient on any other roof surface. Vice Chairman Quirk asked how large the panels will actually be. The applicant did not know the exact sizing but that the actual panels sit about 5" above the roof surface.

The Commissioners considered the historic value and architectural characteristics of the house and determined that the introduction of solar panels on the main roof façade facing the street would damage the historical integrity of the district. Mr. Ross mentioned the Secretary of the Interior Standards and the Plainfield Design Guidelines for Historic Districts and Sites as criteria by which the HPC reviews applications and determines the appropriateness of proposed work on designated historic properties.

Chairman Michelson opened the meeting to the public; seeing no members of the public requesting to comment on the application, Chairman Michelson closed the public comment portion of the meeting.

After discussion, Vice Chairman Quirk made a motion to deny the application without prejudice. Commissioner Gurshman seconded the motion and it was unanimously approved by voice vote.

**C. HPC 2016-04: 825 Park Avenue; Block 828, Lot 15; Crescent Area Historic District; Durkot Realty, c/o Richard Durkot- Applicant and Owner**

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Richard Durkot, 26 East Sumner Avenue, Roselle Park, NJ, introduced himself to the Commission. He explained the scope of work involves after the fact approval to replace a wooden front door with a new wooden front door. The old door is an original Dutch style 1/1 raised panel which is approximately 3” thick. The replacement door is 6 panel over 2, also made of wood, but noticeably thinner.

Commissioner Favazzo explained the new door was not architecturally nor stylistically compatible with the Arts & Crafts style of the house. He directed the applicant to the door’s relationship with the existing sidelites and elliptical transom and agreed the original door was the appropriate style door for the home.

The Commissioners considered the historic value and architectural characteristics of the house and determined that the replacement door was not in keeping with the historical integrity of the district. Mr. Ross mentioned the Secretary of the Interior Standards and the Plainfield Design Guidelines for Historic Districts and Sites as criteria by which the HPC reviews applications and determines the appropriateness of proposed work on designated historic properties.

Chairman Michelson opened the meeting to the public; seeing no members of the public requesting to comment on the application, Chairman Michelson closed the public comment portion of the meeting.

After discussion, Chairman Michelson made a motion to deny the application without prejudice. Commissioner King seconded the motion and it was unanimously approved by voice vote. Chairman Michelson directed the applicant to re-install the original door and confirm any required submittals with the Planning Department staff.

**D. HPC 2016-05 and Amended HPC 12-11: 122-126 East Ninth Street; Block 827, Lots 1 and 2; Crescent Area Historic District; William Garrett- Applicant & Owner**

Commissioner Garrett recused himself from the application. William Garrett, 126 E. Ninth Street, Plainfield, NJ, introduced himself to the Commission. He explained the scope of work involves the change from proposed half-round aluminum gutters for two garages at the property, including the one at 122 E. Ninth Street and the one at 126 E. Ninth Street, to K-style aluminum gutters in order to form a seamless gutter installation.

Commissioner Gurshman asked how far from the street these buildings are. Mr. Garrett responded that the buildings are set back approximately 100’-0” from the street.

Chairman Michelson opened the meeting to the public; seeing no members of the public requesting to comment on the application, Chairman Michelson closed the public comment portion of the meeting.

After discussion, Commissioner Gurshman made a motion to approve the application as presented with the condition that the new shingles shall be installed over the top of any gutter straps – not underneath. Commissioner King seconded the motion and it was unanimously approved by voice vote. This CA will combine previous HPC applications 12-11 and 2016-5 into a single Certificate of Appropriateness.

**E. Request for Comments – NEPA Survey, Cellular Antenna Facility; 101-115 East Seventh Street; Block 837, Lot 2; TODD / CBD Zone District**

The Commission discussed the Section 106 Review process. No action was warranted on the current application.

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**Discussion**

**1. 1903 Tracy & Swartwout Buildings at Muhlenberg Regional Medical Center**

Nancy Piwowar, 123 Myrtle Avenue, Plainfield, NJ, discussed the current state of the buildings at the complex and the significance of the architect, Mr. Evarts Tracy, a renowned designer and pioneer of American military camouflage during World War I, who resided in Plainfield. There was discussion of the importance of the site and possible recognition by writing a Local or National Register of Historic Places nomination report.

**2. Satellite Dishes and Antennas in the Historic Districts**

The Commission discussed the increasing problems with telecommunication dishes and wiring at residential buildings in the districts. The City's Design Guidelines, page 30, under Roofs #4 states: "Additions to roofs must not damage or obscure the historic character of the roof. The roof pitch, plane and detailing of an addition must be compatible with the main roof. Locate new chimneys, vent stacks, dormers, skylights, mechanical and service equipment, and solar collectors so that they are inconspicuous from the public view." Chairman Michelson will speak with the Planning Department about the situation and possibly writing a letter to the Director of Inspections on behalf of the Commission.

**3. 2016 Certified Local Government Grant**

Chairman Michelson has been working on the revisions to the Commission's By-laws and will present the document to the commission at the May meeting.

**4. Revisions to the By-Laws of the Historic Preservation Commission**

The Commission is waiting to hear back from the state regarding the possible survey expansion of the Van Wyck Brooks and Netherwood Heights Historic Districts.

**5. Update State & National Register of Historic Places Nomination for 850 Terrill Road: Dolbeer Ware or Lampkin House**

The Commission was updated on the nomination process, legal proceedings and urgency required in order to save the home which was recently condemned by the City. The commissioners will think about possible alternatives to demolition and/or salvage opportunities through local universities.

**Reports**

**1. Community Outreach / Historic Preservation Awareness Committee**

Chairman Michelson discussed the two awards planned to be presented at the May meeting. He also discussed the possibility of the commission sending out new postcards at least once a year to homeowners because there are many new residents since the last mailing who may not be aware of the existence of the historic districts.

**2. Ordinance Revision Committee**

No news to report.

**3. Architectural Review Committee**

No news to report.

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**Public Comment**

None.

**Adjournment**

There being no further business, Commissioner Gurshman made a motion for adjournment, seconded by Commissioner King; all voted in favor, none opposed. The meeting adjourned at 9:23 PM.

Respectfully submitted,



Barton Ross, AIA, AICP, LEED AP

Plainfield HPC Consultant

Prepared: June 14, 2016

Approved by the Historic Preservation Commission: 6/28/2016