



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
JUNE 28, 2016, 7:30 PM, CITY HALL 1ST 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 7:35 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 30, 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	X	X						
Bill Garrett, Class B (12/31/2015)		c	X	X	X	X						
Sandra Gurshman, Class B (12/31/2018)	X	a	X	X	X	X						
Jan Jasper, Class C (12/31/2016)	X	n										
Elizabeth King, Class C (12/31/2016)	X	c	X	X	X	X						
William Michelson, Class B (12/31/2018)	X	e	X	X	X	X						
Lawrence Quirk, Class A (12/31/2017)	X	l	X	X		X						
Gary Schneider, Class B (12/31/2015)		l	X	X	X	X						
Reginald Thomas, Class A (12/31/2018)		e			X	X						
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 April 26, 2016, Meeting Minutes

Upon request by Chairman Michelson, Commissioner King made a motion to accept the April 26, 2016, meeting minutes as presented; Commissioner Garrett seconded the motion and it was unanimously approved by voice vote.

Presentation of May 24, 2016, Meeting Minutes

Upon request by Chairman Michelson, Commissioner King made a motion to accept the May 24, 2016, meeting minutes as presented; Commissioner Schneider seconded the motion and it was unanimously approved by voice vote. Vice Chairman Quirk abstained.

Unfinished Business

None.

New Business

1. Applications for Certificate of Appropriateness

**A. HPC 2016-06: 1214 Putnam Avenue. Block 635, Lot 2. Putnam Watchung Historic District
Ruthven Richardson- Applicant & Property Owner**

Installation of front porch railing different than the original railing that was removed without approval.

The applicant was not present. Vice Chairman Quirk made a motion to carry the application to the July HPC meeting. Commissioner King seconded the motion and it was unanimously approved by voice vote.

**B. HPC 2016-01: 334 Franklin Place. Block 642, Lot 26. Crescent Area Historic District
Jaime De La Cruz- Applicant & Property Owner**

After-the-fact approval of the removal of three (3) original wood windows and installation of vinyl replacement windows. Commissioner Gurshman joined the meeting.

Jaime De La Cruz, owner and applicant, introduced himself to the Commission. He explained the scope of work involves the installation of two 1/1 vinyl windows (32Wx66L) on the second floor of the Franklin Place (west) façade and one 1/1 vinyl window (28Wx66L) on the south facade. The three windows and their dimensions are indicated in the application photos. The three windows are clearly visible from Franklin Place.

Commissioner Schneider asked the applicant which of the other vinyl windows at the house had been recently replaced. The applicant responded that the previous owner had replaced the other wood windows with vinyl before he took ownership. The applicant explained that he lived on the second floor and tenants occupied the first and third levels.

The Commissioners considered the historic value and architectural characteristics of the house and determined that the vinyl windows would not be appropriate for the historic district. Chairman Michelson explained to the applicant that the ARC could assist in a comprehensive design approach to eventually replacing all the vinyl windows with appropriate wood windows.

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 amend the application with the condition that the new windows will be 12/1 wood windows with simulated divided lites to match the historic appearance and that the application is carried to the September 27 HPC meeting at which time the applicant will present revised specifications for the wood replacement units. Commissioner King seconded the motion and it was unanimously approved by voice vote.

C. Adoption of new By-laws for the HPC

The By-laws as written by Chairman Michelson were presented to the full commission. Most of the discussion centered on revisions needed for Section 207 as it pertains to commissioner attendance. The commission was pleased with the rest of the text. Chairman Michelson requested commissioners provide written recommendations for changes to Section 207 to be included in a revised draft and continued the matter to the July 26 HPC meeting.

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Discussion

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

Chairman Michelson updated the commission on the legal process and communications with regards to the home's demolition and removal from consideration for the State and National Register of Historic Places. No documentation of the structure was attempted before demolition. There was some discussion on the fate of the nineteenth century barn which is still standing though in poor structural condition. Vice Chairman Quirk nominated Chairman Michelson, Commissioner Gurshman, HPC Consultant Barton Ross and HPC Secretary Scott Bauman to work on a draft letter from the HPC to the City expressing lament at the loss of the historic house.

2. Historic Home School Poster Contest

Commissioner Schneider presented an idea to the HPC to host a contest for school children to create poster boards representing their history and heritage. The contest would request 24x36 posters that represent a historical home from your birthplace and one example from Plainfield. Commissioner Schneider also discussed the role Facebook could play in getting the word out into the community and generating interest.

3. Plainfield #4 Firehouse: 1015-1017 S. Avenue; Block 645, Lot 27

Mr. Ross explained that the firehouse, a designated landmark, needs to enlarge its two apparatus doors to accommodate larger fire trucks and an application is forthcoming. The HPC was not sympathetic to the fire department's request to modify the main façade of the building. The commissioners asked Mr. Ross to learn more details about the project and report back to the commission in order to find a better design solution.

Reports

1. Community Outreach / Historic Preservation Awareness Committee

Commissioner Gurshman passed out a flyer which discusses the Tri-County History Fair, currently scheduled for Saturday, October 22, 2016, at the Plainfield City Library. The commissioners agreed that it might be a good idea to have an HPC display table and be an active participant at the event.

2. Ordinance Revision Committee

No news to report.

3. Architectural Review Committee

No news to report.

Public Comment

Bernice Paglia reminded the commissioners of the City's Civic Responsibility Act, an ordinance aimed at increasing citizen participation on boards and commissions, as a way to reach out and find new members. A list of the board vacancies should be posted in the City Clerk's office.

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 9:49 PM.

Respectfully submitted,

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Barton Ross, AIA, AICP, LEED AP
Plainfield HPC Consultant

Prepared: July 31, 2016

Approved by the Historic Preservation Commission: 9/27/2016