



CITY OF PLAINFIELD

HISTORIC PRESERVATION COMMISSION

515 WATCHUNG AVENUE, ROOM 202

PLAINFIELD, NEW JERSEY 07060

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Adrian O. Mapp, Mayor

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

Plainfield Historic Preservation Commission

Regular Meeting Agenda: September 26, 2017; 7:30 PM

City Hall 1st Floor Library Meeting Room; 515 Watchung Avenue, Plainfield, New Jersey

Call to Order

Open Public Meeting Statement

In compliance with the Open Public Meetings Act, this is a regularly scheduled meeting of the Historic Preservation Commission of the City of Plainfield. Adequate notice of this meeting was given in accordance with the Open Public Meetings Act, the annual meeting schedule was published in the Courier-News on December 30, 2016, and copies of the meeting schedule are posted in the offices of the City Clerk and Planning Division. I ask that everyone including Commission members please turn their cell phones to silence or vibrate and not take or send any electronic messages during this meeting.

Roll Call

Presentation of Meeting Minutes

1. July 25, 2017, meeting minutes

New Business

1. Certificate of Appropriateness Application HPC 2017-12
515 Watchung Avenue. Plainfield City Hall. Block 604, Lot 8. Civic Historic District
Applicant & Property Owner- City of Plainfield
 - Installation of standby generator in front yard area with accessory fencing and landscaping.
2. Certificate of Appropriateness Application HPC 2017-14
818 Webster Place. Block 635, Lot 6. Putnam Watchung Historic District
Applicant & Property Owner- Elizabeth King
 - Replacement of fire-damaged components of the house including new asphalt shingle roof, yankee gutter with leader and downspout, double hung windows, exterior siding, wood doors, front porch wood railing, balusters, panel board, steps, standing seam metal roof, pergola, and porch lattice.
3. Certificate of Appropriateness Application HPC 2017-03 [carried from June 27, 2017]
1308 Watchung Avenue. Block 814, Lot 2. Broadway Historic District
Applicant & Property Owner- Steven Jackson
 - Construction of a new detached garage in the rear yard. On March 28, 2017, the Historic Preservation Commission approved a Certificate of Appropriateness for the demolition of a dilapidated detached wooden garage in the rear yard. The first hearing was held on June 27 and at the applicant's request the Commission carried the application to September 26.

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New Business (continued)

4. Certificate of Appropriateness Application HPC 2017-11 [carried from July 25, 2017]
225 Watchung Avenue. Block 312, Lot 3. North Avenue District
Applicant & Property Owner- Rahway & Plainfield Meeting of the Religious Society of Friends (Quakers)
 - Three (3) building additions totaling 310 square feet and exterior renovations to the one-story school wing/community area and connecting hallway. The first hearing was held on July 25 and the Commission voted to carry the application to September 26.

5. Historic Preservation Commission Certificate of Appropriateness Application HPC 2017-13
Referral from the Zoning Board of Adjustment Application ZB 2017-06
810 Central Avenue. Block 760, Lot 6. Van Wyck Brooks Historic District
Applicant & Property Owner- Yates Real Estate, LLC
 - Referral from the Zoning Board of Adjustment to build a three-story addition to the rear of a vacant three (3) story building and convert the building to 25 apartments. Eleven (11) on-site parking spaces are proposed on an asphalt parking lot in the rear yard. The proposal requires a d(1) use variance, a d(5) use (density) variance, relief from seven (7) R-VWB2 Zone District bulk requirements, relief from nine (9) supplementary zoning regulations, waivers from five (5) site plan design/performance standards, preliminary and final site plan approval. A d(1) use variance is required as apartments are not permitted in the R-VWB-2 Zone District. A d(5) use (density) variance is required as the proposed density is 36.2 units per acre where up to 2.0 units per acre is permitted.

 - Certificate of Appropriateness for: 1) repair/replace fluted columns and support bases with similar like kind material on front porch area; 2) repair/replace 30" front porch railing around front porch area; 3) repair/replace tongue and groove 3 ¼" wood floor and ceiling area of front porch where needed; 4) repair/replace front porch wood steps where needed with similar like kind materials; 5) repair rail spindles throughout front porch area; 6) repair all wood exterior windows and doors throughout property; 7) repaired upper soffit/yankee gutters where needed with similar like kind material; 8) replace slate roof shingles with architectural GAF Timberline Slate Antique with hip and valley same material to maintain manufacture's specifications; 9) repoint brick façade where needed; 10) stucco new rear addition; 11) install new vinyl windows throughout the new rear addition; 12) install a flat roof on the new addition; 13) install metal colonial entry doors at rear of new addition; 14) repair basement entry enclosure along driveway area with similar like kind material; 15) install new decorative columns and base at the rear porch area to match the front porch columns; 16) install standard railing at the rear new addition; and 17) install new metal roof overhang at the rear porch area

Old Business

1. Historic Resources Survey for Possible District Expansions

2. 2017 Tri-County History Fair: Saturday, September 30, 2017

Discussion

1. Union County \$2,500 HEART grant to Plainfield for conditions assessment of the Plainfield Baptist and Methodist Cemeteries

2. Porch flooring alternatives within the historic districts

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Reports

1. Community Outreach/Historic Preservation Awareness Committee
2. Ordinance Review Committee
3. Architectural Review Committee

Public Comment

Adjournment

The next meeting of the Historic Preservation Commission is October 24, 2017