



Adrian O. Mapp, Mayor

CITY OF PLAINFIELD
HISTORIC PRESERVATION COMMISSION
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NEW JERSEY 07060
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William H. Michelson, Chairman
Lawrence T. Quirk, Vice-Chairman

Plainfield Historic Preservation Commission
Regular Meeting Agenda: November 14, 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. September 26, 2017
2. October 24, 2017 (request that the Commission carry to December 19, 2017)

New Business

1. Hearing #3. Certificate of Appropriateness Application HPC 2017-13 (carried from 10/24/2017)
Referral from the Zoning Board of Adjustment Application ZB 2017-06 (carried from 10/24/2017)
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 expand a building addition 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 bulk requirements, supplementary zoning regulations, waivers from 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) repaid 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;

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New Business (continued)

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

2. Historic Preservation Survey for District Expansions

Old Business

Discussion

1. 2018 Certified Local Government No-Match Grant

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 December 19, 2017