



**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 27, 2017, 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 meeting to order at 7:34 P.M. and in conformance with the Open Public Meetings Act read aloud the following: "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 has been given in accordance with the Open Public Meetings Act, the annual meeting schedule was published in the Courier-News, 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**

2017 Historic Preservation Commission Name, Class Designation (Term Ends)	1/24/17	2/28/17	3/28/17	4/25/17	5/23/17	6/27/17	7/25/17	8/22/17	9/26/17	10/24/17	11/14/17	12/19/17
<b>Mario Camino, Class A (12/31/2020)</b>	n/a	n/a	n/a	X	X	X						
<b>Aisha Eustache, Class C (12/31/2020)</b>	n/a	n/a	n/a	X	X	X						
<b>John Favazzo, Class A (12/31/2017)</b>	X	X	X		X	X						
<b>Bill Garrett, Class B (12/31/2019)</b>		X	X	X	X	X						
<b>Sandra Gurshman, Class B (12/31/2018)</b>	X	X	X	X	X	X						
<b>William Michelson, Class B (12/31/2018)</b>	X	X	X	X	X	X						
<b>Lawrence Quirk, Class A (12/31/2017)</b>	X	X	X	X	X	X						
<b>Gary Schneider, Class C (12/31/2019)</b>	X		X		X							
<b>Reginald Thomas, Class A (12/31/2018)</b>	X	X	X	X	X	X						
<b>Alternate Member #1 VACANT (2 year term)</b>												
<b>Alternate Member #2 VACANT (2 year term)</b>												

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

**Presentation of May 23, 2017, Meeting Minutes**

Commissioner Garrett made a motion to approve the May 23, 2017, Historic Preservation Commission meeting minutes as submitted; Commissioner Thomas seconded the motion and it was approved unanimously by voice vote.

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**New Business**

**1. Presentation of Historic Preservation Service Award**

Chairman Michelson presented the Historic Preservation Service Award to Nancy A. Piwowar for her extraordinary contribution to the better understanding of Plainfield's history and for furthering public education and awareness of historic preservation. Ms. Piwowar thanked the Commission for the award and commented about her involvement with Plainfield since she was a child growing up in the city.

**2. Presentation of Historic Preservation Project Award**

Chairman Michelson presented the Historic Preservation Project Award to Miguel A. Gomez, CEO of M&M Home Investors for stabilization and restoration work to 715 Plainfield Avenue. Mr. Gomez thanked the Commission for the award and commented that his company owns many properties in Plainfield and he is pleased to have contributed to the preservation of historic Plainfield.

**3. Certificate of Appropriateness Application HPC 2017-03. Applicant & Property Owner- Steven Jackson  
1308 Watchung Avenue. Block 814, Lot 2. Broadway Historic District.**

On March 28, 2017, the Commission bifurcated the application for a Certificate of Appropriateness, and approved the demolition of a dilapidated detached wooden garage in the rear yard and carried the portion of the application addressing the construction of a new garage to June 27, 2017. Mr. Bauman informed the Commission that the applicant contacted him and asked for two (2) months to prepare plans. After a brief discussion Commissioner Gurshman made a motion to carry application HPC 2017-03 to September 26, 2017; Commissioner Thomas seconded the motion and the Commission voted unanimously to approve the motion.

**4. Emergency Generator for Plainfield City Hall. 515 Watchung Avenue. Civic Historic District**

Chairman Michelson announced that the project is not ready to proceed. Commissioner Quirk commented that he looked at the generator across the street that serves the city's annex building- the generator is larger than he thought it would be and he understands it will be the same size generator that will be located on the city hall property.

**5. Certificate of Appropriateness Application HPC 2017-09  
975 Hillside Avenue. Block 812, Lot 2. Hillside Avenue Historic District  
Applicant & Property Owner- Dr. William J. & Denise N. Edmunds**

Mr. Bauman informed the Commission that the applicant has served notice and the Commission has jurisdiction to proceed. Dr. Edmunds of 975 Hillside Avenue introduced himself and informed the Commission of the following work he is proposing: 1) install wooden garage doors on an existing detached garage; 2) construct a new two-car garage; 3) relocate a rear mudroom door and stairs; 4) construct a portico between the backstairs and the newly constructed garage; 5) replace three non-functioning windows on the rear of the house; 6) pave the portion of the driveway that will be in front of the garages; and 7) install a pole lamp to replace the missing one at the top of the sidewalk stairs. Dr. Edmunds distributed a three-page packet containing a work description, garage door detail, and mudroom door detail.

Dr. Edmunds worked with the city's historic preservation consultant Barton Ross on the selection of the wooden Clopay garage doors; the doors will be hung on tracks and will open overhead with electric assistance. Dr. Edmunds hasn't decided on garage door hardware yet; he agreed to provide HPC Secretary Bauman with the specifications and he will distribute it to the Commission's Architectural Review Committee. The height of the existing garage is 18 or 19 feet. The Commission and applicant engaged in conversation over the height differences between the existing and proposed garage. The portico roof will match the house roof. The portico will not be enclosed, and Dr. Edmunds is not sure if the underside will be finished or not. Dr. Edmunds showed the Commission the person door on page 3 of the handout he distributed to the Commission at the beginning of the hearing. Commissioner Gurshman asked if

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**New Business (continued)**

the new garage and portico will have gutters; Dr. Edmunds said he has not considered gutters but there are aluminum K style hanging gutters on the house now.

Dr. Edmunds went over the work proposed for the back of the house- the replacement of an existing bilco door to the left of the rear entrance with a full-height wood door, as shown on the cut sheet provided by Dr. Edmunds, and the replacement of three (3) windows- a 6-pane casement window over the new door at the first floor level; one 9/1 and 18/1 grouping at the second floor level, and one 12/1 third floor window. As shown in the specification provided by Dr. Edmunds, all windows will be Anderson 400 Series “Woodright” with simulated divided lites. Commissioner Favazzo said all the work proposed is sensitive and organic to the house; he further commented that one can obsess on different garage heights. Commissioner Eustache also complimented the proposed renovation work and new construction.

Chairman Michelson opened the meeting to the public. Nancy Piwowar of 1129 Myrtle Avenue thanked the owner for taking care of the house. Chairman Michelson closed the public portion of the meeting. After further discussion, Vice-Chairman Quirk made a motion to grant a Certificate of Appropriateness to 1) install new overhead wooden doors on an existing two-car garage as per specifications provided by the owner; 2) erect a new two-car garage as shown on the site plan; 3) replace the wood bilco door on the rear side of the house with a new wood exterior door; 4) replace 3 existing windows on the rear elevation with new wood windows; 5) construct a port-cochere and alter the rear entrance; 6) replace existing damaged light pole on the Highland Avenue side of the property- details to be submitted; and 7) pave existing driveway area and expand paving near existing garage and in front of location of new garage. Chairman Michelson added 1) the need for product hardware information for the garage door and light fixture; and 2) the new garage height is subject to approval by the Zoning Board of Adjustment. The motion further included that the HPC would report to the Zoning Board of Adjustment that from a historic preservation point of view, there is no objection to the proposed height variance for the new garage, and (if necessary) no objection to a variance for excessive impervious coverage. Commissioner Eustache seconded the motion and the Commission voted unanimously by roll call vote.

Mario Camino (YES)

Aisha Eustache (YES)

John Favazzo (YES)

Bill Garrett (YES)

Sandy Gurshman (YES)

William Michelson (YES)

Lawrence Quirk (YES)

Gary Schneider (ABSENT)

Reginald Thomas (YES)

**6. Informational Hearing. 1220 Watchung Avenue. Block 921, Lot 15.02. Putnam Watchung Historic District**

Ludivine O’Toole, 1220 Watchung Avenue, introduced herself to the Commission and informed them that she took title to the house on June 1 and is looking for advice on the following projects: 1) six-foot tall back yard and side yard fencing; 2) porch renovation work consisting of removing side stairs and installing front-facing stairs; 3) the addition of architectural “gingerbread” elements to the front porch and other parts of the house; and 4) erecting a trellis in the front yard; and 5) installing a cobblestone/bluestone walkway in the front yard leading from the front porch to the public sidewalk.

Commissioner Thomas commented he has no problem with the trellis and prefers dark colored fencing, he has no problem with relocating the porch stairs, but he does have a problem with removing the decorative brackets and replacing them with different brackets; the brackets in place are the style of the house. Commissioner Garrett noted that the latticework underneath the front porch needs a frame. Commissioner Gurshman suggested keeping the side steps and constructing new front steps- having two sets of steps. Commissioner Eustache agreed with Commissioner Thomas and further recommended Commissioner’s Gurshman’s suggestion on keeping the side steps. Commissioners and Ms. O’Toole further discussed in detail wooden shutters, decorative brackets, porch steps, and lattice framing. At the conclusion of the discussion Ms. O’Toole thanked the Commission for their time.

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**New Business (continued)**

**7. De-listing of 852 Terrill Road (Block 921, Lot 15.02) as a local historic landmark**

Chairman Michelson recapped the history of this property, which the HPC sought to preserve and repair, but which finally became too deteriorated to save, even being a serious hazard, for instance, to neighborhood children. After the Lampkin House was demolished the property was left vacant except for the barn. The city's land use ordinance needs to be amended to delist the property as a local historic landmark. Chairman Michelson added that he worked with Assistant Corporation Counsel on the preparation of the resolution; the resolution reads as follows:

**RESOLUTION REMOVING HISTORIC DESIGNATION OF 846-854 TERRILL ROAD (BLOCK 921, LOT 15.02), COMMONLY KNOWN AS THE "LAMPKIN HOUSE"**

**WHEREAS**, within the City of Plainfield there is a property located at 846-854 Terrill Road upon which there was a single family dwelling whose historic name was sometimes given as the "Dolbeer-Ware House", or more commonly, known and designated as the "Lampkin House" (hereinafter "the Lampkin House"). There is also a secondary structure located on the tract (hereinafter referred to as "the barn"). The entire parcel/lot/tract shall be referred throughout this resolution as "the Property"; and

**WHEREAS**, the Lampkin House had been nominated and placed on the City of Plainfield's Local Historic Registry as codified in Article X, Section 17:10-3 of the Plainfield Land Use Ordinance. The barn was never determined to be a contributing structure and the site itself was never determined to be historic in nature because of other reasons (i.e. the site of a historic event). Only the Lampkin House received such designation; and

**WHEREAS**, the Lampkin House was demolished by the City of Plainfield due to a long period of serious disrepair and neglect which made it an imminent hazard to the health, safety and welfare of the citizens of Plainfield; and

**WHEREAS**, the City of Plainfield acquired title to the property and intends to auction or otherwise sell the property at a market rate in accordance with the laws of the State of New Jersey regarding the sale of municipal property so that it may be returned to productive use and thereby benefit the City; and

**WHEREAS**, due to the demolition of the Lampkin House and the fact that neither the barn or the site contributed to the historical nature of the property, there no longer exists a basis to maintain any historical designation; and

**WHEREAS**, the Historic Preservation Commission has considered all of the foregoing facts and circumstances and finds that the public interest will be served by removing the property from the historic registry; and

**WHEREAS**, the Historic Preservation Commission wishes to recommend the removal of the property from the City's historic registry and amend the Municipal Code accordingly.

**NOW THEREFORE, BE IT RESOLVED**, that the Historic Preservation Commission recommends the Property be removed from the City's historical registry and that the Municipal Code, Article X, Section 17:10-3(G) be amended accordingly; and

**BE IT FURTHER RESOLVED**, that the Historic Preservation Commission shall no longer have any jurisdiction over the property for any reason whatsoever and the City may sell, transfer, develop or otherwise do as the City wishes with respect to the property without any oversight, recommendation or control by the Historic Preservation Commission; and

**BE IT FURTHER RESOLVED**, that any purchaser of the property shall also be entitled to develop the property free of any oversight, input or other regulation of any kind or nature by the Historic Preservation Commission.

Commission members did not have any questions. Chairman Michelson made a motion to accept the resolution as submitted. Commissioner Gurshman seconded the motion and the Commission voted unanimously by roll call vote.

Mario Camino (YES)  
Bill Garrett (YES)  
Lawrence Quirk (YES)

Aisha Eustache (YES)  
Sandy Gurshman (YES)  
Gary Schneider (ABSENT)

John Favazzo (YES)  
William Michelson (YES)  
Reginald Thomas (YES)

**Meeting Minutes- Plainfield Historic Preservation Commission**  
**June 27, 2017, 7:30 PM, City Hall 1<sup>st</sup> Floor Library, 515 Watchung Avenue, Plainfield, NJ**

**New Business (continued)**

**8. Request for Extension of Certificates of Appropriateness**

Chairman Michelson distributed a letter dated June 26, 2017, from Gabe Bailer, Project Manager of Landmark Developers. Mr. Bailer is requesting the extension of five (5) Certificates of Appropriateness approved in May 2015 for fabric awnings at the following properties: 134-36 North Avenue; 138-44 North Avenue; 177-85 North Avenue; 214-24 Park Avenue; and 226-232 Park Avenue. The reason for the delay is available funding from the city's Urban Enterprise Zone program. All of the buildings are fully renovated and mostly occupied. After a brief discussion, Commissioner Gurshman made a motion, seconded by Commissioner Thomas and approved unanimously by voice vote, to grant a one-year extension to the following Certificates of Appropriateness applications: HPC 2015-06 (134-36 North Avenue); HPC 2015-07 (138-44 North Avenue); HPC 2015-02 (177-185 North Avenue); HPC 2015-05 (214-224 Park Avenue); and HPC 2015-08 (226-32 Park Avenue).

**Old Business**

**1. Historic Resources Survey for Possible Historic District Expansion**

Historic Preservation Consultant Barton Ross provided the Commission with an update on the survey; the survey will begin in July with taking pictures of each property, then a follow-up with the Tax Assessor and Building Department to review files for historic significance. The project deadline is early September.

**Discussion**

**1. 957 Central Avenue. Block 759, Lot 13. Coriell Mansion**

Commissioner Gurshman recused herself from the discussion as she is a property owner within 200 feet of 957 Central Avenue. Chairman Michelson reported that the front yard floodlights are gone, and the property owner provided front door hardware specifications and is asking approval for the hardware. There has been no action on the second floor balcony. The owner has not yet removed the parking lot gravel or concrete bumpers. Commission members viewed the front door hardware specifications and cited no objections.

**2. 2017 Preserve Union County Grant**

The Preserve Union County History grant deadline is August 7, 2017 and is applicable only to properties listed on the State or National Register of Historic Places. Commissioner Camino agreed to look into grant opportunities and he will reach out to Chairman Michelson prior to the July HPC meeting.

**3. 2017 Tri-County History Fair**

Chairman Michelson announced the Tri-County History Fair is being held at the Plainfield Public Library on Saturday, September 30, 2017. Commission members felt it would be a good idea to have a table at the history fair as the commission did last year; Commissioner Favazzo volunteered to make the registration arrangements.

**Adjournment**

There being no further business, Vice-Chairman Quirk made a motion for adjournment, seconded by Commissioner Eustache; all voted in favor, none opposed. The meeting adjourned at 9:33 PM

Respectfully submitted,

*Scott Bauman*

Scott Bauman, AICP, PP

Principal Planner / HPC Secretary, Plainfield Planning Division

Prepared: July 14, 2017

**Approved by the Historic Preservation Commission: July 25, 2017**