



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
JULY 25, 2017, 7:30 PM, CITY HALL 1ST FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NJ

Call to Order and Public Notice

Chairman Michelson called the meeting to order at 7:38 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
Mario Camino , Class A (12/31/2020)	n/a	n/a	n/a	X	X	X	X					
Aisha Eustache , Class C (12/31/2020)	n/a	n/a	n/a	X	X	X	X					
John Favazzo , Class A (12/31/2017)	X	X	X		X	X	X					
Bill Garrett , Class B (12/31/2019)		X	X	X	X	X	X					
Sandra Gurshman , Class B (12/31/2018)	X	X	X	X	X	X	X					
William Michelson , Class B (12/31/2018)	X	X	X	X	X	X	X					
Lawrence Quirk Class A (12/31/2017)	X	X	X	X	X	X	X					
Gary Schneider , Class C (12/31/2019)	X		X		X							
Reginald Thomas , Class A (12/31/2018)	X	X	X	X	X	X	X					
Alternate Member #1 VACANT (2 year term)												
Alternate Member #2 VACANT (2 year term)												

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

Presentation of June 27, 2017, Meeting Minutes

Commissioner Gurshman made a motion to approve the June 27, 2017, Historic Preservation Commission meeting minutes as submitted; Commissioner Eustache seconded the motion and it was approved unanimously by voice vote.

New Business

1. Certificate of Appropriateness Application HPC 2017-11

225 Watchung Avenue. Block 312, Lot 3. North Avenue Historic District

Applicant & Property Owner- The Rahway & Plainfield Meeting of the Religious Society of Friends (Quakers)

Mr. Bauman informed the Commission that the applicant has served notice and the Commission has jurisdiction to proceed. Ms. Susan Dreisbach of 25 Tumble Creek Road, Easton, PA introduced herself as a representative of the applicant and they are proposing three (3) building additions totaling 310 square feet, exterior building renovations, and interior alterations to the one-story school wing/community area and connecting hallway. The exterior cement shingles will be replaced with Hardieboard and the main entrance in the breezeway will be enhanced with a peaked roof, and columns. The rear wall facing the cemetery will be altered to be a straight wall. The purpose of the work is to re-arrange the interior space, take off the asbestos shingles, and remove one of the six doorways to eliminate some confusion about where to enter the building.

Chairman Michelson noted that the plan submission is missing sheets; Ms. Dreisbach apologized, citing that she did not think the missing sheets were important. Chairman Michelson informed Ms. Dreisbach that the Commission does not have jurisdiction over interior or mechanicals, but they do over the building surfaces, outline, and envelopes.

Mr. Ross commented that he does not recommend Hardieboard or similar product for exterior siding- he recommends using real wood. The wood siding compliments the building and Hardeiboard is not complementary when mixed with real wood siding. Hardieboard also has a sheen, plastic look.

The Commission discussed with the applicant the location of the canopy with walkway, new windows, and proposed portico. Vice-Chairman Quirk opined that the portico, columns, door, wall-mounted lantern, and sidelights have an Arts and Crafts style to them; Vice Chairman Quirk is concerned that the look is not like the meeting house- it represents two eras that do not match. Commissioner Favazzo agrees- the design doesn't seem like it fits on the building- it is a modern interpretation of colonial style architecture.

Commissioner Favazzo asked if the portico entrance will serve as the principal entrance; Ms. Dreisbach said it would, Commissioner Favazzo said this location is not the place where he would want a break in design and continuity- a revised design can be less expensive and simpler- the volume on the design needs to be toned down. Vice-Chairman Quirk suggested looking at the meeting house for guidance on design elements to tie in to the addition area.

Chairman Michelson asked about the roof; Ms. Dreisbach said they do not intend to replace the roof at this time. Vice Chairman Quirk, Chairman Michelson, and Commissioner Eustache announced that they are not prepared to vote on the proposal tonight. Chairman Michelson suggested to Ms. Dreisbach that she meet with her architect, and revise the plans given the Commission's input provided at tonight's meeting. The Commission will need missing sheets A001 and A100. The Commission expressed their opinion on the exterior siding product, roof shingle product, built-in gutters, portico, and lanterns. Chairman Michelson further suggested that the application be carried to September as the August meeting may be cancelled.

Chairman Michelson opened the meeting to the public; no public was present to comment. Commissioner Thomas made a motion to carry the application to September 26, 2017; Commissioner Eustache seconded the motion and it was approved unanimously by voice vote.

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Old Business

1. Historic Resources Survey for Possible Historic District Expansion

Mr. Ross updated the Commission on the survey; he has tax records, picture taking is underway, volunteers are researching the properties in the public library, and the GIS component is underway. The project deadline is early September.

Discussion

1. **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 reported there is little time to apply and without a concrete idea, it may be more worthwhile to consider applying for the grant next year. The Commission discussed potential ideas including signage around the North Avenue Historic District.

2. **2017 Tri-County History Fair: September 30, 2017 @ Plainfield Public Library**

Commissioner Favazzo reported he talked with Sarah Hull of the Public Library; the Commission is registered and will have a table at the history fair as the Commission did last year. Commissioner Favazzo said he will look for volunteers soon, and that the table should have a banner/skirt identifying the Commission.

Adjournment

There being no further business, Vice-Chairman Quirk made a motion for adjournment, seconded by Commissioner Favazzo; all voted in favor, none opposed. The meeting adjourned at 8:29 PM

Respectfully submitted,

Scott Bauman

Scott Bauman, AICP, PP

Principal Planner / HPC Secretary, Plainfield Planning Division

Prepared: September 12, 2017

Approved by the Historic Preservation Commission: September 26, 2017