



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
SEPTEMBER 26, 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 7:32 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	C	X			
Aisha Eustache , Class C (12/31/2020)	n/a	n/a	n/a	X	X	X	X	A				
John Favazzo , Class A (12/31/2017)	X	X	X		X	X	X	N	X			
Bill Garrett , Class B (12/31/2019)		X	X	X	X	X	X	C	X			
Sandra Gurshman , Class B (12/31/2018)	X	X	X	X	X	X	X	E	X			
William Michelson , Class B (12/31/2018)	X	X	X	X	X	X	X	L	X			
Lawrence Quirk Class A (12/31/2017)	X	X	X	X	X	X	X	L	X			
Gary Schneider , Class C (12/31/2019)	X		X		X			E				
Reginald Thomas , Class A (12/31/2018)	X	X	X	X	X	X	X	D	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 July 25, 2017, Meeting Minutes

Commissioner Gurshman made a motion to approve the July 25, 2017, minutes as submitted; Commissioner Thomas seconded the motion and it was approved unanimously by voice vote.

Chairman Michelson made the following announcements:

1. The Netherwood Heights and Van Wyck Brooks Historic District Survey Expansion Study is complete and is being delivered to the State Historic Preservation Office in Trenton this Friday; this matter will be on the October agenda.

2. The Tri-County History Fair is being held this Saturday September 29 at the Plainfield Public Library
3. The city received a \$2,500 Union County HEART matching grant for a conditions assessment of the Plainfield Baptist and Methodist Cemetery (Park Avenue Cemetery); Planning Division will keep the Commission updated.
4. 1308 Watchung Avenue, Certificate of Appropriateness application HPC 2017-03 for the construction of a new garage is not being heard tonight. Commissioner Thomas made a motion to dismiss the application without prejudice; Commissioner Gurshman seconded the motion and it was approved unanimously by voice vote.

New Business

1. **Certificate of Appropriateness Application HPC 2017-12**
515 Watchung Avenue. Block 604, Lot 8. Civic Historic District
Applicant & Property Owner- City of Plainfield

Mr. Bauman informed the Commission that the applicant has served notice and the Commission has jurisdiction to proceed. Mr. Drew DiSessa of Pennoni, 24 Commerce Street, Newark, NJ, introduced himself to the Commission as the city engineer for Plainfield and informed them that that the city seeks a Certificate of Appropriateness for the installation of a standby generator on the City Hall property, with accessory fencing and landscaping.

Mr. DiSessa summarized the informational meeting held with the Commission a few months earlier which included the three different locations for the generator: on the side of City Hall, in the rear parking lot, or of the building closer to East Fifth Street. Mr. DiSessa took the informational meeting results to the city and it was decided to propose the location 150 feet from the building towards East Fifth Street- this location will not damage tree roots or tree canopy. The foot print will be 15x5 feet on the ground, the generator is 12 feet high, and the fenced enclosure is 33x13'. Mr. DiSessa provided Commissioners with detailed plans and a picture of the generator; the black base is the 696 gallon fuel tank which allows 27 hours of operation under 100% work load. At a 60% work load, the generator can operate two to three days without refueling. The generator will be located on top of a concrete pad and a smaller concrete pad will host the transfer switch gear. The fencing will be aluminum black ornamental about 6 feet in height similar to the design of the existing parking fencing. Landscaping will buffer all sides; the main buffer will be evergreen and holly trees, accompanied by lower shrubs and ornamentals.

Chairman Michelson opened the meeting to the Commission for questioning of Mr. DiSessa. Commissioner Camino asked if the trees and shrubs will be behind or in front of the fence; Mr. DiSessa replied the landscape screening will be in front of the fence. Vice-Chairman Quirk asked about the height of the enclosure, Mr. DiSessa replied 6 feet; Vice Chairman Quirk commented that the generator is 12 feet high and questioned how much the evergreens will grow. Mr. DiSessa said that the evergreens will be 8 to 10 feet at time of planting- the Norway Spruce 10-12 feet, dogwood 12-14 feet, and viburnum 3 feet at time of planting. Mr. DiSessa confirmed with Vice Chairman Quirk that all conduit wiring will be underground, and regarding noise, the generator is encased in an acoustic enclosure which will help muffle the noise. The generator will be exercised once a week for 15 to 20 minutes. Commissioner Gurshman asked if the generator will be accessible for a fuel truck; Mr. DiSessa said a fuel truck could park either in the street or in the parking lot and be able to access the tank.

Commissioner Thomas asked Mr. DiSessa if he did a north lawn and parking lot cost comparison; Mr. DiSessa said he did, and if the generator were located in the parking lot the city could lose 6 parking spaces and endure two months of disruptions due to construction but the cost would almost be a wash due to landscaping; it would cost \$2,000 more to locate the generator in the parking lot assuming less landscaping. Mr. Thomas feels the city would lose 4 spaces and if you take that along with the \$2,000 difference and balance that with the aesthetic value you lose by locating a 12 foot high generator in an unobstructed public green space- you cannot put a price on that loss. Commissioner Thomas said he appreciates the necessity of having a generator, but the aesthetic value of the building versus the parking lot is something to be argued. Commissioner Favazzo said he agrees with Commissioner Thomas. Commissioner Garrett noted that the plan shows the transfer switch gear outside the fenced enclosure; Mr. DiSessa said the switch gear will be on the inside of the enclosure.

Chairman Michelson asked how much of the costs will be paid by the federal government; Mr. DiSessa said that the project is locally funded. Chairman Michelson asked about the possibility of locating the generator in the garage in the parking lot; Mr. DiSessa said the garage is too small and it would have to be modified- it is not feasible. Chairman Michelson asked if funding will be made available to screen the generator serving the Annex Building across Watchung Avenue; Mr. DiSessa said he could work that into the bid. Commissioner Camino asked what the size of the generator based on; Mr. DiSessa replied that it is based on the size of the building and the power need is 350 kW.

Chairman Michelson opened the meeting to the public; no one from the public chose to comment. Mr. DiSessa confirmed that the proposal is to locate the generator to the East Fifth Street side of the property as shown on the site plan. To no objection by the Commission, Chairman Michelson made a motion for a three-way roll call vote: 1) yes for the placement of the generator near East Fifth Street; 2) yes for the placement of the generator next to the garage; and 3) no generator.

Commissioner	East Fifth Street Location	Garage / Parking Lot Location	No Generator
Mario Camino	X		
Aisha Eustache		Absent	
John Favazzo		X	
Bill Garrett		X	
Sandra Gurshman		X	
William Michelson		X	
Lawrence Quirk		X	
Gary Schneider		Absent	
Reginald Thomas		X	

2. Certificate of Appropriateness Application HPC 2017-14

818 Webster Place. Block 635, Lot 6. Putnam Watchung Historic District

Applicant & Property Owner- Elizabeth King

Commissioner Thomas recused himself from the hearing as he is representing the applicant/property owner. Mr. Bauman informed the Commission that the applicant has served notice and the Commission has jurisdiction to proceed. Elizabeth King and Stewart King, 818 Webster Place, Plainfield, introduced themselves as brother and sister to the Commission. Ms. King described the fire damage to the house. Reginald Thomas of 1325 Watchung Avenue, Plainfield, introduced himself to the Commission as the applicant/property owner’s architect; he prepared the plans showing the replacement of fire-damaged components of the house. Mr. Thomas opined that the house is an 1880s farmhouse with simple but elegant detailing; in response to the fire damage, he is proposing in-kind design but not the same material in some cases, but with the same character. Mr. Thomas said he is proposing Hardieplank lap siding with smooth texture; prior to the fire the siding was wood and asbestos shingle. Wood windows will be Pella replaced in-kind (three over four) and they are keeping the stained glass window. There will be some interior reconfiguration. The exterior doors are simple panel to match existing configuration and the roofing will be GAF Royal Sovereign three-tab asphalt shingles to mimic slate. There will be new porch columns, flooring, and wood; lighting will be added to the style of the home. The gutters will be Yankee/half-round for the majority except for the front which will have a standing seam roof and its own downspouts. The front porch steps will be bullnosed and railing will be simple diamond-shaped balustrades. There will be no porch lattice- both porches will have a stucco finish with vents. There will be no change in window openings except for the rear elevation which cannot be seen from the street. Mr. Ross asked if the windows are true divided lite; Mr. Thomas responded that they will be true divided lite. Mr. Camino asked about the porch column size; Mr. Thomas said the single post is five inch square.

Chairman Michelson opened the meeting to the public; no one from the public chose to comment. Vice-Chairman Quirk made a motion to grant a Certificate of Appropriateness for the replication of fire-damaged elements on the house at 818 Webster Place as submitted by plans prepared by Reginald Thomas, RA with the condition that the

siding be Hardieplank lap siding with smooth texture, new wood windows shall be true divided lite, new wood doors shall be two panel, Yankee gutters except for the porch, roof shingles as submitted. Commissioner Garrett seconded the motion and it was approved unanimously by voice vote. Ms. King and Mr. Thomas thanked the Commission for their time and consideration.

4. Certificate of Appropriateness Application HPC 2017-11 [carried from July 25, 2017]

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

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

Ms. Susan Dreisbach of 25 Tumble Creek Road, Easton, PA, and Mr. David Munro of 189 North Avenue East, Cranford, NJ, introduced themselves to the Commission as representatives of the applicant. Ms. Dreisbach reminded the Commission that she is seeking approval for 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.

Ms. Dreisbach distributed revised plans that addressed the concerns cited by the Commission at the first hearing. Mr. Munro described the newly reconfigured floor plan and the function of each room. Commission members noted that the applicant is proposing a new design for porch pillars, a simplified door, six-over-six wood windows, and wood columns; the new overhang is straight and triangular. A wall mounted lamp that was removed years ago will be reinstalled rather than installing a new lamp. Mr. Camino asked about the chimney; Mr. Munro said the chimney is plain red brick and will remain untouched. Mr. Ross said the Hardieplank proposal is acceptable as the current exterior is cement asbestos shingles.

Chairman Michelson opened the meeting to the public; no one from the public chose to comment. Vice-Chairman Quirk made a motion to grant a Certificate of Appropriateness for the 310 square foot building addition as shown on Sheet A-101 dated March 1, 2016, and an addition of a small open porch with new door as shown on sheet A-200 dated March 1, 2016, and to replace current exterior siding on the 1950s addition with smooth Hardieplank. Commissioner Favazzo seconded the motion and it was approved unanimously by voice vote.

Chairman Michelson declared a five (5) minute break beginning at 8:40 pm which lasted through 8:47 pm.

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, Inc.

Mr. Bauman informed the Commission that the applicant has served notice and the Commission has jurisdiction to proceed. Stephen Rother, Esq., of Post, Polak, Goodsell & Strauchler, 425 Eagle Rock Avenue, Roseland, NJ 07068 introduced himself as the attorney for the applicant, Yates Real Estate, Inc.. Mr. Rother introduced into the record Exhibit A-1: a letter dated September 22, 2017, from Mr. Rother to Mr. David Minchello, Esq., Corporation Counsel requesting that Chairman Michelson recuse himself from this matter; and Exhibit A-2: a letter dated September 26, 2017, from Mr. Minchello to Mr. Rother. In his letter, Mr. Minchello advised Mr. Rother that he found no basis for recusal of Chairman Michelson. Chairman Michelson and Mr. Rother engaged in a discussion about reasons behind this request. Chairman Michelson reviewed the standards for possible recusal, said that none were present, and denied the Applicant's request for his recusal.

William Doran, 26 Dundee Road, Kendall Park, New Jersey, introduced himself to the Commission as the applicant's architect. Mr. Doran cited his qualifications as an expert in architecture and the Commission accepted his qualifications. Mr. Andre Yates, President/CEO of Yates Real Estate, Inc., 26 Sunrise Drive, Edison, New Jersey introduced himself to the Commission. Mr. Yates discussed his past property renovations in the city's historic districts since 2001 including 226 East Ninth Street, 108 Crescent Avenue, 243 East Ninth Street, and 217-19 East

Fifth Street, which is not in a historic district but was also a successful renovation in the city. Mr. Yates said he purchased 810 Central Avenue in 2012 as an opportunity to impact the community for affordable housing for veterans.

Mr. Doran said the proposal will have two very different looks- the original house which they are going to restore as required, and the existing addition which will be built upon and sided with stucco. The restoration work to the existing house will include repointing brick, repairing wood windows, replacing front porch columns, new roofing, railing, stairs, remove slate roof and replace with slate-like roof shingles, repair existing Yankee gutters, remove handicap ramp in front of the building. On the front porch there is a mish-mash of front columns- plain and fluted- Mr. Doran proposes to replace all with non-fluted plain columns with Corinthian caps and bases similar to what is there now.

Chairman Michelson said five years ago the Commission granted a Certificate of Appropriateness for roof repair and the repair work did not take place; Chairman Michelson asked Mr. Yates to comment. Mr. Yates said he filed a permit and it was denied on June 30, 2015. Vice Chairman Quirk added that the building permit letter to the applicant informed him that the reason for the denial was that historic approval had expired. Chairman Michelson asked about Commission-approved porch repair work; Mr. Yates said that he and the Building Department addressed structural issues and he further described the support and roof structural work he performed on the building.

Chairman Michelson commented that Lot 4 is not mentioned in this application; Mr. Rother said Lot 4 is a separate lot and there are no immediate plans for Lot 4. Chairman Michelson said the 2005 Zoning Board resolution merged Lots 4 and 6; he asked for confirmation that Lot 4 does not play any role in the proposal, and Mr. Yates confirmed it.

Mr. Doran said the 1950s addition is two-story and they are proposing to add a third story to the addition- they are not going to demolish the existing addition. Commissioner Favazzo said the third story addition is highly inappropriate as it destroys the roofline and covers the building. The addition can be seen from Eighth Street and it looks like too much. Commissioner Favazzo cited his credentials as a historic preservation architect in New York City and he is extremely disappointed in the addition and its massing. Commissioner Favazzo understands that additions are to be different from the historic structure but there is a difference between different and conflicting.

Commissioner Garrett said he is opposed to the vinyl windows proposed for the addition and he wants to know if the windows will have screens or will they be permanently closed.

Commissioner Thomas said he agrees with Commissioner Favazzo in terms of massing taking place on a new portion of the building. Commissioner Thomas wondered why the applicant's architect tried to use existing examples from the building such as dormers, a hipped roof even if it continued through different materials. Mr. Thomas wants to know how the applicant is handling HVAC systems and reiterated that the proposal needs continuity detail. The applicant can use the existing structure to dictate the vocabulary of the 1950s structure and it can still be different.

Mr. Doran said he anticipated the Commission wanted to see an addition that was totally different from the building; amending the plan to show a different roof, window pattern is totally doable; he wanted to do it differently but the ceiling heights are tough. Commissioner Favazzo added that the cornice on the top of the new addition is out of proportion; Mr. Doran agreed.

Chairman Michelson told Mr. Rother that he and Vice-Chairman Quirk spent two hours visiting the property and had the following comments about building design, even without addressing the proposed use:

- The addition to a third floor is out of scale, don't care for the mass; with an imaginative use of architectural features you can reduce the visual impact of the size of the building to a degree and that has not been done yet.

- There are a lot of pre-existing building variances. Part of the structure is 3.5 feet from Lot 5- this is a drastic inadequacy of the setback and he is not sure he can go with a building wall that is 3.5 feet from a side lot line.
- Removing the front handicap ramp is fine, but a concrete sidewalk leads up to this ramp- would like to see this concrete walkway removed as well.
- Around the porch of the historic structure, the columns are not safely weight-bearing and the extra 2x8 posts have got to go.
- The light fixtures, conduits, utility structures, mechanicals, venting attached to the building, they would like to see them all gone. The lights are non-conforming.
- How badly would it affect the project if you were not permitted to add the third floor to the addition?
- Willing to be persuaded regarding the surface of the addition- would like it to match the existing house, yellow brick design, would veto any vinyl siding or windows. Replacement windows should be wood. Muntin patterns, and entablatures should be replicated or repaired.
- Would like to see all chain link fencing removed and any new fencing should comply with the ordinance.

Vice-Chairman Quirk added that the proposed third floor addition could be seen from Central Avenue; it is one huge two-story blank wall and the applicant is proposing a three-story blank wall. Mr. Rother said some do not want the addition to mimic the structure, but we have to accept the Commission's view. Commissioner Favazzo said the addition should differentiate itself as a new structure, not mimic. Vice Chairman Quirk said the front should look like the original structure. Commissioner Favazzo reiterated that the addition should be subtly different.

Vice-Chairman Quirk said at the rear of the property- the third floor extension and bump out is extensive and it covers over the hipped roof with original windows in the back- it is a loss. The entranceway is out of character to the building and it could be done much better. The windows should be wood and follow the lites of the mansion. Where do the cornices of the mansion meet the building addition? Regarding the porch, is the applicant removing and replacing or repairing in place? Mr. Yates said he is repairing the porch in place; Vice-Chairman Quirk noted the tongue and groove ceiling and floor, and the mix of plain and fluted columns. Mr. Doran added that the original railing does not meet code and it would be nice to match existing rail height. Mr. Ross said if replaced in-kind the lower railing can get an exemption from code. Vice-Chairman Quirk reiterated where damaged or destroyed- replicate it.

Vice-Chairman Quirk asked about the slate like roofing material proposed; Mr. Yates said it is Slateline. Vice-Chairman Quirk asked Mr. Yates if he can abide by the details of the previously approved Certificate of Appropriateness. Mr. Doran said he proposes using a cap that is compatible with the Slateline roof system and he cannot use a copper cap. Vice-Chairman Quirk said bring back to us what the roofing company will allow.

Commissioner Gurshman said the addition is a horror and adding the third floor is an additional horror; Commissioner Gurshman wants to see harmony in the back of the building, the back entry should be more welcoming, and he should remove the third story from the proposed addition.

Commissioner Camino agrees with what has been said. From a developer's standpoint he wonders if there is a need for the third story addition; he likes the yellow brick on the house and would like to see that replicated on the addition- he knows it is costly but it is better than a stucco box. Locating HVAC system will be a challenge and it

should be shown on the drawing. He likes the rose strip terra cotta and asks if it could be incorporated into the addition.

Vice-Chairman Quirk asked if there will be an elevator in the building; Mr. Yates said there will not be an elevator. Vice-Chairman Quirk asked about the purpose of the decorative metal equipment screen; Mr. Doran said it will screen the mechanical units. Commissioner Thomas commented that the he does not see the HVAC units on the roof and it appears that the units will be located on the ground. Mr. Doran commented with the feedback he is getting, he is going to have a whole different look in the back of the building.

Commissioner Favazzo added that there is a difference between mimicking and differentiating- if built from scratch you can mimic; if redressing, mimicking is difficult to pull off- it looks hokey and you cannot fool the public. You need to be proactive, with a fenestration change, brick- go for that, don't go after making it look like it is Victorian. Commissioner Thomas added that the third floor gives an opportunity to work with proportions. Commissioner Favazzo recommended a differentiated roofline to break up the stucco. Chairman Michelson said the Commission is an experienced group which include architects, lawyers, and professional planners. Mr. Yates said he did reach out to Van Wyck Brooks residents; Vice Chairman Quirk said he cannot recall Mr. Yates ever requesting to meet with Van Wyck Brooks residents.

Chairman Michelson asked Mr. Rother if he is willing to waive the 45-day requirement; after caucusing with his client, Mr. Rother agreed to extend the 45-day requirement. Mr. Rother asked if he could have a subcommittee to consult with when making plan revisions; Chairman Michelson agreed and will get back to him with suggestions.

Commission members and Mr. Rother engaged in a conversation concerning the Zoning Board referral and the jurisdiction over the use decision. Chairman Michelson opened the meeting to the public and asked to limit the discussion to design, architecture, and site plan matters.

Arne Aakre of 915 Madison Avenue introduced himself as the President of the Van Wyck Brooks Historic District and a resident of Plainfield living one half block from the property in question. Mr. Aakre said Mr. Yates did not get a hold of him and they did not speak and he would prefer that the Commission not meet with the applicant by way of subcommittee since discussions are best kept open and public. Mr. Aakre said tonight's meeting should have happened earlier to get a feel of the Commission's preference for design- the addition is in flux. Mr. Aakre respects the Commission's opinion about mimicking versus not mimicking and harmonizing the building addition. Mr. Aakre added that the drawings do not provide details showing what has to be fixed.

Gerry Heydt of 915 Madison Avenue said if you look at the building plan from a distance it looks like a factory building dormitory. The proposal is not consistent with the size of the building; she understands the concept of not making the addition fake Victorian. The building is not consistent with the neighborhood except for the apartment buildings.

Bruce Butts of 834 Field Avenue commented about the third floor of any new addition- from the east side driveway you can see the addition roof behind the historic building. You cannot see the new structure in his opinion because there is foliage present.

April Stefel of 935 Madison Avenue agrees with the comments made about the bulk and scale of the building; she believes the building addition is larger than the existing historic building. The rhythm pattern of materials and roofline is wrong. Ms. Stefel is concerned about the mature trees on Lot 4 and the fate of those trees. Ms. Stefel added there are pictures of the building in the public library and one can zoom in on the pictures and see the type of porch columns originally used. Tonight is a good introductory meeting but future meetings will have to be very detailed. Ms. Stefel mentioned the proposal includes flagpoles and a sign in the front yard.

Jennifer Philogene of 804 Central Avenue owns the house next to the subject site; she likes the idea of fixing the building but does not like the addition.

Jenny Ciappa of 1419 Evergreen Avenue asked about parking; Chairman Michelson said the Commission and the applicant have not discussed that yet.

Troy Workman of 816 Central Avenue asked if the 1950s addition covers the whole back of the building. Mr. Doran said the existing two-story addition covers the back of the building; the footprint is going to stay the same.

Oscar Riba of 1338 Martine Avenue said he takes issue with the applicant's architect- if this project were presented elsewhere, the design would not come back like this; he feels it is an attempt to pull one over on the folks of Plainfield. The applicant does not live in Plainfield, his business is in South Plainfield and he resides in Edison. Mr. Yates has made opportunistic purchases in the past and will do so in this case, he is intent on a design that makes an impact in the historic district- this is a diverse community with smart folks and the next time the applicant presents a project, do what you would do in towns like Basking Ridge, or Lambertville.

Brian Munroe of 313 Franklin Place said the other properties Yates purchased were renovations, not restorations. As the Vice President of the Van Wyck Brooks Historic District he was not contacted by Mr. Yates to meet with residents in the neighborhood. The vinyl windows are completely inappropriate.

Lilas Borsa of 1046 Hillside Avenue questioned Mr. Doran on how the top of the buildings will look.

Ronald Johnson of 181 North Avenue said he was zoning officer in Plainfield up until April of this year and he policed the historic districts; the application is a slap in the face, it does not help historic districts stay historic. He is not understanding the proposed design- third story, windows, does not seem historic at all- it increases something we don't necessarily like. This application is not in line with what the community wants.

Chairman Michelson closed the public portion of the meeting. Commissioner Garrett made a motion to carry the application hearing to October 24, 2017; Commissioner Thomas seconded the motion and it was approved unanimously by voice vote, with Commissioners Eustache and Schneider absent.

Adjournment

There being no further business, Vice-Chairman Quirk made a motion for adjournment, seconded by Commissioner Thomas; all voted in favor, none opposed. The meeting adjourned at 10:47 PM

Respectfully submitted,

Scott Bauman

Scott Bauman, AICP, PP

Principal Planner / HPC Secretary, Plainfield Planning Division

Prepared: November 6, 2017

Approved by the Historic Preservation Commission: November 14, 2017