



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
AUGUST 28, 2018, 7:30 PM. CITY HALL 1ST FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NEW JERSEY

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

2018 Historic Preservation Commission Name, Class Designation (Term Ends)	1/23/18	2/27/18	3/27/18	4/24/18	5/22/18	6/26/18	7/24/18	8/28/18	9/25/18	10/23/18	11/27/18	12/18/18
Mario Camino, Class A (12/31/2020)	X	X		X	X	*	X	X				
John Favazzo, Class A (12/31/2021)	X	X	X	X	X	C						
William T. Garrett, Class B (12/31/2019)	X	X		X		A	X	X				
Sandra Gurshman, Class B (12/31/2018)	X	X	X	X	X	N	X	X				
William H. Michelson, Class B (12/31/2018)	X	X	X	X	X	C		X				
Lawrence T. Quirk, Class A (12/31/2021)	X	X	X	X	X	E	X	X				
Gary F. Schneider, Class C (12/31/2019)	X	X		X		L	X	X				
Reginald Thomas, Class A (12/31/2018)	X		X	X		L	X	X				
Regular Member 9 VACANT (unexp. term ends 12/31/2020)						E						
Gail Smith Alexander, Alternate Member 1 (12/31/2020)	n/a	n/a	n/a	n/a	n/a	D	X	X				
Alternate Member 2 VACANT (2 year term)						*						

Also present: HPC Consultant Barton Ross

Presentation of July 24, 2018, Meeting Minutes

Commissioner Gurshman made a motion to approve the July 24, 2018, meeting minutes as submitted. Commissioner Schneider seconded the motion and it was approved unanimously by voice vote.

Discussion

1. Nathaniel Drake House, 602 West Front Street. Block 234, Lot 15. Plainfield Historical Society

Ms. Nancy Piwowar, Plainfield Historical Society, and Mr. Joshua Lang, Troop 73 of Westfield, introduced themselves to the Commission and explained their upcoming Eagle Scout project proposed at the Drake House for a bench

installation in the rear yard and some other maintenance and landscaping work. They testified there will be two benches on display around an herb garden to be used for educational purposes.

Chairman Michelson suggested that the benches should be anchored and the applicants agreed to provide an attachment. Commissioner Gurshman asked about security. The applicants confirmed there are existing automatic lights located in the yard. The commissioners reviewed the five bench cut sheets provided by the applicants. The Commission recommended #3 as the best choice for the design of the benches. The applicants agreed and thanked the commissioners for their time.

New Business

1. Certificate of Appropriateness Application HPC 2018-08. Applicant and Owner: Ludivine O'Toole 1220 Watchung Avenue. Block 821, Lot 26. Putnam Watchung Historic District

HPC Consultant Mr. Ross informed the Commission that the applicant served notice and the Commission has jurisdiction to hear the proposal. Ms. Ludivine O'Toole, owner, introduced herself to the Commission and informed them that she proposes the following work:

- Removal of one section of the existing front porch railing at the second bay from the right and the installation of new wood stairs and railing to match existing porch architectural details and materials. The existing lights at the porch stair caps to the right of the porch will be removed and replaced with traditional wooden newel post caps. All wood stair treads will be bullnosed and there will be a 4'-0" wide bluestone paver walkway from the bottom of the new porch stairs running perpendicular to the street sidewalk. Installation of a 6'-0" high picket style aluminum driveway gate on the right side of the house and the same style fencing on the left side of the house, as shown on the submitted site plan. She also wishes to install a 6'-0" tall wooden stockade privacy fence to run along the rear lot line with the good side facing the neighboring yard.

The commissioners discussed the application. Commissioner Garrett commented that the lattice work under the porch and stairs needs a 1x wood frame added to be historically accurate. Chairman Michelson asked about the gravel driveway material. The applicant responded that eventually they hope to asphalt pave the driveway.

Chairman Michelson opened the meeting to the public; no one from the public commented on the application and Chairman Michelson closed the public portion of the meeting. With no further questions from the Commission, Vice-Chairman Quirk made a motion to approve the proposal as submitted with the following conditions:

1. Applicant should seek the approval of the commission if any building department or zoning code issues arise with respect to permitting of the proposed project.
2. All wood latticework under the porch and stairs must be framed with 1x4 or 1x6 painted wood material.

Commissioner Thomas seconded the motion and it was unanimously approved by voice vote.

2. Certificate of Appropriateness Application HPC 2018-11. Applicant: Reginald L. Thomas. Owner: Michael Douris 830 Colonial Circle. Block 630, Lot 19. Broadway Historic District

Commissioner Thomas recused himself from the discussion. HPC Consultant Mr. Ross informed the Commission that the applicant served notice and the Commission has jurisdiction to hear the proposal. Mr. Reginald Thomas, architect and applicant, introduced himself to the Commission and informed them that he proposes the following work:

- Remove a 6'-0" high wood stockade fencing from the existing side and rear yard. Install a new 4'-0" high picket style painted wood fence as manufactured by Essex Fence Company and shown on the specification sheet submitted with the application. The fence will extend for 15' between the house and

the side (north) lot line and for 7' between the house and the detached garage. The installed fence will have two gates, one on either side of the house as depicted in the applicant's submission.

Chairman Michelson opened the meeting to the public; no one from the public commented on the application and Chairman Michelson closed the public portion of the meeting. With no further questions from the Commission, Vice-Chairman Quirk made a motion to approve the proposal as submitted. Commissioner Gurshman seconded the motion and it was unanimously approved by voice vote.

3. Historic Preservation Survey for Expansions of Netherwood Heights and Van Wyck Brooks Historic Districts

Chairman Michelson provided Commissioners and the public a detailed background of the 2017 district expansion survey project, the neighborhood meetings that subsequently took place, and the designation process moving forward. The Commission planned to vote on the survey at the meeting. If the vote is approved, it then goes to the Planning Board for review. If the Planning Board approves, then it will go to the City Council for their consideration.

- Pursuant to Section 17:4-12 of the City Land Use Ordinance, one of the powers of the Historic Preservation Commission is to recommend to the Planning Board and the City Council the designation of additional historic districts and sites where appropriate, in accordance with the procedures and criteria for designation set forth in Sections 17:10-2 and 17:10-3. The Historic Preservation Survey for District Expansions dated September 26, 2017, prepared by Barton Ross & Partners, LLC is available in the Planning Office for review.

The commissioners discussed the project and the process, identifying the myriad of benefits to the community and the increased opportunities for residents of the neighborhood districts. Chairman Michelson opened the meeting to the public for further discussion:

Michele Raguso, 853 Dixie Lane, asked the commissioners about appropriate materials in the historic districts and the relationship between zoning code issues and historic preservation review.

Lamar Tiggett, 1126 Gresham Road, inquired about the likelihood of having to rebuild a historic house following a fire and with what materials. He also asked about streetscape preservation and why the entirety of Gresham Road was not currently recommended for local designation.

Allen Rosenberg, 662 West Eighth Street, commented that he was a longtime realtor in the city and generally supported the district expansion project. He expressed some frustration with the meeting noticing process to allow all members of the community an opportunity to comment.

Dan Damon, 661 West Seventh Street, wanted to know if St. Stephen's Church had been noticed and was aware of the impending designation. Chairman Michelson answered that they were properly noticed.

Jennifer Popper, of TapInto, commented that the commission should consider reviewing new products, including the addition of solar panels to homes. The commissioners noted that a sustainability chapter could someday be added to the Design Guidelines.

Tom Richter, 853 Dixie Lane, stated that the city needs more consensus on the issues raised before moving forward.

Chairman Michelson closed the public portion of the meeting. With no further questions from the Commission, Vice-Chairman Quirk made a motion to endorse the recommendation to the Planning Board that the properties shown on Exhibit A: Netherwood Heights Historic District and Exhibit B: Van Wyck Brooks Historic District, having met the criteria for designation as specified in the City of Plainfield Historic Preservation Ordinance, be designated as part of local historic district expansion for the Netherwood Heights and Van Wyck Brooks Historic Districts, respectively. Commissioner Gurshman seconded the motion and it was unanimously approved by roll vote. Commissioner Alexander abstained.

Informal Application

1. 905-911 Hillside Avenue. Block 814. Lot 22. Hillside Avenue Historic District.

Mr. Joseph Raccuglia, owner and applicant, introduced himself to the commission and explained his proposed scope of work for the recently acquired property. He passed around a draft presentation showing the proposed maintenance and alterations. The commissioners discussed the proposal and explained the gutter-strap rule for roof replacement, the need to replace most materials like-for-like, and the availability of the Architectural Review Committee (ARC) for assistance. Mr. Raccuglia thanked the commission and will advise Mr. Bauman when he is ready to make a formal application to the HPC.

Discussion

1. Section 106 Compliance: T-Mobile Northeast, LLC. Telecommunications Installation. 109 East Fourth Street. Block 840. Lot 8.

Mr. Ross explained that he had visited the site, met with the applicants, and reviewed revised drawings and photo renderings for the proposed telecommunications installation located at 109 East 4th Street, a 75-foot tall Main Street Commercial structure constructed in 1906. Although the project site is not listed on any local, state or national register of historic places, it is eligible for historic registry and is located within a quarter mile of two historic sites listed on the State of New Jersey and the National Register of Historic Places (Central Fire Headquarters, 315 Central Ave., listed 1993; and the YWCA of Plainfield/North Plainfield, 232 East Front Street, listed 1998), and two historic districts listed on the State of New Jersey and the National Register of Historic Places (North Avenue Historic District listed 1984; and the Civic Historic District listed 1993).

Mr. Ross explained that the proposed installation of antenna and associated roof equipment will be mitigated by its proposed placement set back from the main façade, the dark red coloring of the antenna to match the brickwork, and the construction of a 5'-0" high brick parapet wall to be located along the rear façade. He will write a letter to the applicant's attorney finding that the revised proposal represents no adverse effect on any historic property or district in question or on its contextual surroundings.

Comment from Public

None.

Adjournment

There being no further business, Vice-Chairman Quirk made a motion for adjournment, seconded by Commissioner Gurshman; all voted in favor, none opposed. The meeting adjourned at 10:24 P.M.

Respectfully submitted,



Barton Ross, AIA, AICP, LEED AP

Plainfield HPC Consultant

Prepared: August 31, 2018

Approved by the Historic Preservation Commission: 9/25/2018