



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 25, 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 7:40 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			X			
William T. Garrett, Class B (12/31/2019)	X	X		X		A	X	X	X			
Sandra Gurshman, Class B (12/31/2018)	X	X	X	X	X	N	X	X	X			
William H. Michelson, Class B (12/31/2018)	X	X	X	X	X	C		X	X			
Lawrence T. Quirk, Class A (12/31/2021)	X	X	X	X	X	E	X	X	X			
Gary F. Schneider, Class C (12/31/2019)	X	X		X		L	X	X	X			
Reginald Thomas, Class A (12/31/2018)	X		X	X		L	X	X	X			
Member 9 VACANT (unexpired 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	X			
James Plummer, Alternate Member 2 (12/31/2020)	n/a	n/a	n/a	n/a	n/a	*	n/a	n/a	X			

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

Presentation of Commissioner James Plummer

Chairman Michelson welcomed newly appointed Commissioner James Plummer to the Historic Preservation Commission. Chairman Michelson reminded those present that one vacant spot remains on the Commission.

Presentation of August 28, 2018, Meeting Minutes

Commissioner Thomas made a motion to approve the August 28, 2018, meeting minutes as submitted. Commissioner Schneider seconded the motion and it was approved unanimously by voice vote with Commissioner Plummer abstaining.

New Business

1. Certificate of Appropriateness HPC 2018-12. Applicant/Owner: Joseph Raccuglia

907 Hillside Avenue. Block 814, Lot 22. Hillside Avenue Historic District

HPC Secretary Bauman informed the Commission that the applicant served notice and the Commission has jurisdiction to hear the proposal. Mr. Joseph Raccuglia, 907 Hillside Avenue, introduced himself to the Commission and informed them that he proposes the following work:

- Repair and replace decorative shutters and rotted trim with like-for-like replacement parts made of wood.
- Repair and replace metal shutter hardware as required with like-for-like parts.
- Restore wood windows and leaded glass panes with exact match materials and design.
- Install a bluestone walkway and rear patio as shown in the application packet.
- Replace a rear door with a wood casement window of similar design as ones that currently exist on the house; the window will be constructed of wood with simulated or true divided lites.

Vice Chairman Quirk thanked Mr. Raccuglia for a nice presentation that is clear and easy to understand. Vice-Chairman Quirk asked what material the new window will be made of; Mr. Raccuglia responded the window will be a wood Marvin brand window. Vice-Chairman Quirk followed up by asking if any other windows are being replaced; Mr. Raccuglia said all other windows are being repaired. Vice-Chairman Quirk reminded the applicant to ensure that new shutters and shutter hardware are properly sized.

Chairman Michelson pointed out the differences in window lites in the applicant's submission- 8 over 8 on the left, 6 over 6 on the right; Mr. Raccuglia assured the Commission that the number and design of lites in the replacement window will depend on the size of the window.

Commissioner Favazzo thanked Mr. Raccuglia for the presentation; Commissioner Favazzo went through the new shutter locations with Mr. Raccuglia to ensure that they would be sized correctly. Commissioner Favazzo requested that Mr. Raccuglia try to get an 8 lite casement window for the rear elevation.

Commissioner Gurshman arrived at 7:51 pm.

Mr. Raccuglia asked if he could replace the K style gutters with half-round that would replicate the style in the front of the house. Commissioners expressed no objection and encouraged Mr. Raccuglia to go ahead with the change. Mr. Raccuglia mentioned he might change the detached garage door if it is beyond repair. Commissioners asked Mr. Raccuglia to contact HPC Secretary Mr. Bauman if the garage door needs replacement.

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 condition that the 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, and that gutter straps be installed underneath new shingles, and not above. Commissioner Alexander seconded the motion and it was unanimously approved by voice vote.

2. Certificate of Appropriateness HPC 2018-13. Applicant: Ravenworks, LLC. Owner: Geraldine Webber

741 Berkeley Avenue. Block 907, Lot 1. Netherwood Heights Historic District

HPC Secretary Bauman informed the Commission that the applicant served notice and the Commission has jurisdiction to hear the proposal.

Mr. Mohamed Younes, 1021 Park Lane, introduced himself to the Commission and informed them that he is the contractor for the homeowner and proposes the following work as shown on the submitted plans:

- Replace front bluestone patio landing, and install new bluestone patio, making it larger than the original.
- Build new wood stairs as per the submitted plans.

- Remove existing wood deck covered side walkway and install a new concrete walkway.
- Remove an unapproved wooden stockade fence and build a masonry retaining wall.
- Repair all porch lattice work and paint the foundation.
- Install railings at back and side stairs as per the submitted plans.

Commissioner Thomas questioned the vertical bead board sides on the side and rear staircase stringers on the rear elevation drawing on William Toth's architectural plans; Mr. Younes said the vertical bead boards will be replaced with framed lattice work.

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 replacement of 3 sets of exterior wooden staircases with wood railings at the front, left side, and rear facades of the house as shown on drawing A-1, as prepared by William Toth Architecture and dated 8/15/2018. The side and rear staircase stringers, which currently present vertical bead board sides, must instead match the detail for a closed stringer with framed lattice work as shown on drawing 4/A-1. All masonry stair landings to be bluestone as indicated on the drawings. Approved with the condition that the 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. Commissioner Thomas seconded the motion and it was unanimously approved by voice vote.

Unfinished Business

1. Tri-County History Fair, September 29, 2018

Commissioners Favazzo and Smith Alexander volunteered to represent the Commission at the Tri-County History Fair, taking place between 11:00 am and 3:00 pm on Saturday, September 29. HPC Secretary Bauman agreed to drop off handouts and literature at Commissioner Favazzo's house the day before the event. Chairman Michelson thanked Commissioners Favazzo and Smith Alexander for volunteering their time.

2. Historic Preservation Awards Program

Vice Chairman Quirk reported that he spoke with award recipients Mr. John Grady and Mr. Michael Sylvester. Mr. Grady lives in Virginia and is not planning to visit Plainfield any time soon, and Mr. Sylvester can attend the October or November Commission meetings. After further discussion the Commission decided to host the awards event at the October 23 meeting. Vice-Chairman Quirk and HPC Secretary Bauman will work together on preparing announcement letters and award certificates.

Comment from Public

1. Carolyn Ruffin of 919 Central Avenue, Plainfield, introduced herself to the Commission and asked whether rooftop solar panels are permissible. Chairman Michelson said where the panels are not visible, the commission at least allowed them. Commissioner Thomas said in most cases they are not permitted; they are not aesthetically pleasing. Commissioner Thomas added that there are options such as having solar panels in between the seams of a standing seam roof, or stand-alone panel systems. Vice-Chairman Quirk added that there are photovoltaic shingles available for residential roofs. Commissioners Favazzo and Thomas encouraged Ms. Ruffin to bring in samples, or prepare a mock-up; the Commission is always interested in new products and samples. Ms. Ruffin thanked the Commission for their time.

Discussion

1. Commissioner Terms that Expire on December 31, 2018

Chairman Michelson asked Commissioners Gurshman and Thomas if they were interested in continuing to serve on the Commission, that they please send a letter and an updated resume to the Mayor. Chairman Michelson added that his term expires at the end of this year too.

2. 810 Central Avenue. Block 760, Lot 10. Van Wyck Brooks Historic District

Chairman Michelson reported that the property owner has filed a lawsuit in U.S. District Court versus the City of Plainfield, and the Zoning Board of Adjustment. The Historic Preservation Commission is not part of the lawsuit. Chairman Michelson said he will report on this matter when he hears of anything happening.

3. District Expansion

Chairman Michelson reminded the Commission that the expansion proposal it approved last month has been referred to the Planning Board for its approval. The Planning Board will not be hearing this matter in 2018 as they are busy with redevelopment plans. In the meantime the Planning board's attorney can begin translating what we passed into ordinance form by fleshing out block and lot designations, and annotating Mr. Ross' report. Chairman Michelson said this is not a slam dunk with the Planning Board; he has had discussions with the Planning Board Chairman about process. Certified mail notices of the planning board meeting will be sent to all affected property owners. Chairman Michelson said petitions of support will help the cause.

Adjournment

There being no further business, Vice Chairman Quirk made a motion for adjournment, seconded by Commissioner Garrett; all voted in favor, none opposed. The meeting adjourned at 9:10 P.M.

Respectfully submitted,

Scott Bauman

Scott Bauman, PP, AICP

Plainfield HPC Secretary

Prepared: October 1, 2018

Approved by the Historic Preservation Commission: 11/27/2018