



CITY OF PLAINFIELD

HISTORIC PRESERVATION COMMISSION
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Adrian O. Mapp, Mayor

William H. Michelson, Chairman
 Lawrence T. Quirk, Vice-Chairman

Plainfield Historic Preservation Commission Regular Meeting Agenda, November 22, 2022; 7:30 PM, Via Zoom

Open Public Meeting Statement

Chairman Michelson called the virtual meeting to order at 7:49 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 Plainfield Historic Preservation Commission. Adequate notice of this meeting was given in accordance with the Open Public Meetings Act; the annual meeting schedule was published in the Courier-News on February 10, 2022 and posted in the offices of the City Clerk and Planning Division and on the City website. 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

2022 Plainfield Historic Preservation Commission Name, Class Designation (Term Ends)	1/25/22	2/22/22	3/22/22	4/26/22	5/24/22	6/21/22	7/26/22	8/23/22	9/27/22	10/25/22	11/22/22	12/20/22
Mario Camino , Class A (12/31/2024)	X	O	X	O	X	X	X	O	X	X	O	
John Favazzo , Class A (12/31/2025)	X	X	X	O	X	X	X	O	X	X	O	
William T. Garrett , Class B (12/31/2023)	X	X	X	X	X	X	X	X	O	X	X	
Sandra Gurshman , Class B (12/31/2022)	X	X	X	O	O	O	O	O	O	O	O	
William H. Michelson , Class B (12/31/2022)	X	X	X	X	X	X	X	X	X	X	X	
Lawrence T. Quirk , Class A (12/31/2025)	X	X	X	X	X	X	X	X	X	X	X	
Gary F. Schneider , Class C (12/31/2023)	X	O	X	X	X	X	X	X	X	X	O	
Reginald Thomas , Class A (12/31/2022)	X	X	X	O	X	O	X	X	X	X	O	
Gail Smith Alexander , Class C (12/31/2024)	X	X	X	X	X	X	X	O	X	X	X	
Kirk Hemphill , Alternate Member 1 (12/31/2022)	X	X	X	X	X	X	X	X	X	X	X	
Alternate 2 (vacant- unexpired term ends 12/31/2020)	na	Na										

Presentation of Meeting Minutes

May 24th and October 25th, 2022 minutes presented. Motion to adopt minutes made by Commissioner Alexander and seconded by Chairman Michelson. Voice vote all in favor.

Old Business

- 1. Hearing #1: Certificate of Appropriateness HPC 2022-57. Applicant and Owner Gran Prix, LLC, 316 Franklin Place; Block 642 Lot 23. Crescent Area Historic District.** Applicant wishes to install a mechanical arm outside of the building's parking lot.

Dismissed without prejudice.

New Business

- 1. Hearing #1: Certificate of Appropriateness HPC 2022-54 Applicant and Owner Clifford Holdings; 822 2nd Place; Block 829 and Lot 7. Crescent Area Historic District.** Applicant seeks to install new front deck, replace windows, and fix trim and gutters

Hayk Ekshian in Westfield NJ and Mr. Yitzy Braun in East Orange New Jersey present as the architects. He shares his screen to communicate plans. He notes client purchased the property and is looking to rebuild the front porch. The proposal for the porch is to rebuild the porch to how the porch looked previously. Additionally, they intend to repair the façade. He notes the only difference between the porch plans and previous porch is the railing heights to meet building code.

Vice Chairman Quirk asks how much of the porch would be pressure treated. The architect notes the lumber would be pressure treated and the deck weather resistant. The hand rails, columns, and forward facing portions of the structure would be "real" wood and decking. Vice Chairman Quirk notes that steps need to be bullnosed and the wood to run perpendicular to the road.

Vice Chairman Quirk asks about the windows and which style of window will be installed. Applicant notes that there would be no divided lights and are simply one-over-one windows. All windows will be replaced.

Vice Chairman Quirk asks about whether the front door can be made more historically accurate. Applicant notes that the intent was to replace the door with what was there before, but they can amend the door to match the neighbors more closely.

Vice Chairman Quirk asks about the air conditioning condensers' locations. The applicant notes they will be on the side of the home and will be 30x30x30 in dimensions. Applicant is willing to move the condensers to the rear of the property.

Mr. Ross comments his issues with the application. He comments that the railing heights can be the original height despite the UCC regulation. He also notes that the railings on the stairs are missing. He notes the porch roof does not have a material attached to it. Being that the wood tongue and groove of how the building was before, the ceilings should match in the new plans. Applicant has no issue including these comments in their plans. Applicant also notes the roof to be asphalt.

Chairman Michelson asks for further details on the driveway. Applicant explains the intent to repave the driveway. Applicant would also like to expand the driveway to the property line. Chairman Michelson notes he has no issue for this variance, and neither does the larger board.

Rich Sudol at 313 Franklin Place agrees with Mr. Ross's comments about the railings. He suggests the lattice be square pattern. He disagrees with the driveway variance comment to not convert the rear yard to a parking lot.

Motion to grant HPC 2022-54 a certificate of appropriateness made by Vice Chairman Quirk and seconded by Commissioner Alexander to allow the replacement of the front porch with pressure treated lumber only for joists

under the floor while the rest of the floor will be mahogany. The porch ceiling will be made of wooden beadboard. The front porch railings can be 28 inches in height. The front door will be similar or identical to that at 826 Second Place. The lattice will be in a square patten. All windows will be replaced by wooden windows in a one-over-one pattern. The three air condition condenser units will be placed in the rear of the property by the rear steps. The driveway will be repaved with asphalt and may be expanded. The HPC has no objection to the granting of a variance for the expansion of the driveway and parking spaces.

Roll Call Vote:

Commissioner Garret: Yes
Commissioner Thomas: Absent
Commissioner Schneider: Absent
Commissioner Hemphill: Yes
Commissioner Alexander: Yes
Commissioner Camino: Absent
Commissioner Favazzo: Absent
Vice Chairman Quirk: Yes
Chairman Michelson: Yes

Motion carries.

2. Hearing #2: Certificate of Appropriateness HPC 2022-62. Applicant and Owner Lesley Aviles, 844 Carlton Avenue; Block 639 Lot 13. Putnam Watchung Historic District.
Applicant seeks to install a new fence in rear yard.

Lesley Aviles at 844 Carlton Avenue presents. She is looking to install a six-foot-tall white vinyl fence around the perimeter of her rear yard.

Chairman Michelson notes the fence is invisible from the street. This has since been redacted as the understanding has changed for the length of the perimeter.

Ms. Aviles shares a survey to denote where the fence would be located.

Vice Chairman Quirk notes that he does not favor the vinyl fence.

Commissioner Alexander also expresses a negative favorability towards vinyl.

Motion to grant HPC 2022-48 a certificate of appropriateness made by Vice Chairman Quirk and seconded by Commissioner Hemphill to allow the installation of six-foot-high cedarwood fence in the configuration noted by the applicant in Exhibit A which is the applicant's home survey contingent on materials deemed appropriate by Barton Ross be used for the fence.

Roll Call Vote:

Commissioner Garret: Yes
Commissioner Thomas: Absent
Commissioner Schneider: Absent
Commissioner Hemphill: Yes

Commissioner Alexander: Yes
Commissioner Camino: Absent
Commissioner Favazzo: Absent
Vice Chairman Quirk: Yes
Chairman Michelson: Yes

Motion carries.

Public Comment

Discussions

1. **Administration of minor applications** (Michelson)
 - a. Chairman Michelson gives an overview of the ARC functions and the review process.
 - b. Secretary Vazquez describes the process of determining what goes to the ARC from the point of receiving applications. Barton Ross clarifies issues of incomplete applications and following up on applicant's document procurement.
 - c. Chairman Michelson volunteers to offer guidance on what goes before the ARC and what goes before the full HPC
 - d. Discussion takes place between Chairman Michelson, Vice Chairman Quirk, and Secretary Vazquez about which matters go before the ARC and the status of the completion of the applications before ARC review.

2. **Window Issues** (Michelson)
 - a. Chairman Michelson notes a need for the HPC to be further educated on windows for their determinations.
 - b. Barton Ross gives a presentation on window styles, treatments, maintenance, and historically appropriate styles.

Adjournment

Motion to adjourn made by Vice Chairman Quirk and seconded by Chairman Michelson. Voice vote unanimous in favor. Meeting ended at 9:53pm.