

**Plainfield Historic Preservation Commission Regular Meeting Minutes**  
**July 26, 2011, 7:30 PM, City Hall Library Room, 515 Watchung Avenue, Plainfield, NJ**

**I. Open Public Meeting Statement**

Vice Chairman William Michelson called the July 26, 2011 Regular Meeting of the Plainfield Historic Preservation Commission to order at 7:33 PM and read the following into the record: *“This meeting has been duly advertised in accordance with the Open Public Meetings Act, 10:4-6 et seq. The annual schedule of board meetings has been published in the Courier-News newspaper. In addition, copies of the notice have been posted in the City Clerk and Planning Division offices. This is a regularly scheduled meeting of the Commission.”*

Name, Class Designation (Term Duration)	1/25/11	2/22/11	3/22/11	4/26/11	5/24/11	6/28/11	7/26/11	8/23/11	9/27/11	10/25/11	11/15/11	12/13/11
John Favazzo, RA / Class A (5/10/10 - 1/1/14)	X	X	X		X	X	X					
Lawrence Ferrara / Class C (1/18/11 - 1/1/15)	X	X		X	X	X						
Bill Garrett / Class B (1/12/09 - 1/1/12)	X		X		X							
Sandra Gurshman / Class B (1/18/11 - 1/1/15)	X	X	X			X						
Patricia Turner Kavanaugh / Class C (1/24/08 - 1/1/12)		X	X	X	X	X	X					
Elizabeth King / Class C (1/12/09 - 1/1/13)	X		X	X	X	X						
William Michelson, Esq. / Class B (1/18/11 - 1/1/15)	X	X	X		X	X	X					
Reginald Thomas, RA / Class A (1/12/09 - 1/1/13)		X	X		X							
David Westlake, RA / Class A (1/12/09 - 1/1/13)	X	X	X	X	X	X	X					
James Galvin, PE / Class A, Alternate #1 (3/14/11 - 1/1/12)	n/a	n/a	X	X	X		X					
Jan Jasper / Class C, Alternate #2 (3/14/11 - 1/1/13)	n/a	n/a	X	X	X	X	X					
HPC Consultant Gail Hunton	X	X	X	X	X							
HPC Secretary Scott Bauman, PP/AICP	X	X	X	X	X	X						

**II. Adoption of the June 28, 2011 Regular Meeting Minutes**

On a motion made by Ms. Turner Kavanaugh and seconded by Mr. Favazzo, the June 28, 2011 meeting minutes were adopted unanimously by voice vote. Mr. Galvin abstained from voting.

**III. Carried Certificate of Appropriateness Applications**

- HPC 10-05; 501-511 Stelle Avenue / 900-910 Field Avenue; Block 754, Lot 6; Van Wyck Brooks Historic District / Jonathan Payumo- Applicant & Owner**

The Applicant, Jon Payumo, 501 Stelle Avenue, Plainfield, was not present. Mr. Westlake made a motion to dismiss the application without prejudice, Ms. Turner Kavanaugh seconded the motion and it was approved unanimously by voice vote.

- HPC 10-06; 801-807 Park Avenue / 100-104 Crescent Avenue; Block 828, Lot 1 Crescent Area Historic District; Lamont Gibson - Applicant & Owner**

The Applicant, Lamont Gibson, 801 Park Avenue, Plainfield was present. Mr. Gibson informed the Commission that he has been unable to get information from his contractor on the wood cornice repair work. Mr. Gibson asked for additional time; the Commission carried the application to September 27, 2011.

**IV. New Business**

- Improvements to the Park Avenue and Ninth Street Intersection:** Citing a confusing traffic flow, Commission members questioned what construction work was being done at the intersection. Mr. Bauman informed the Commission that the improvement project is a county project, he has not reviewed the project, but will attempt to bring plans to the next Commission meeting.
- Outreach Subcommittee:** Mr. Favazzo said he is working on the content and presentation of a workshop that will focus on window repair and proper replacement. The scheduled workshop date is October 25, 2011.

3. **Bicycle Rack for City Hall:** Mr. Bauman informed the Commission that the City intends to install a bicycle rack in the rear parking area of City Hall. The design of the bicycle rack would reflect the design of the existing fence in the parking lot.
4. **Solar Arrays on City Owned Buildings:** The Union County Improvement Authority launched the Renewable Energy Program, which covers 44 projects involving seven municipalities. In Plainfield, four city-owned structures are deemed suitable for the installation of solar arrays including the City Hall Annex, Fire Headquarters, Police Headquarters, and the Public Works Building on South Avenue. Commission members want city officials to know that the City Hall Annex is part of the Civic Historic District, and the Fire Headquarters is listed on the state and national register of historic places. Mr. Bauman informed the Commission that the Planning Division will inform the City about the two historic buildings and will find out where the solar arrays are proposed on those buildings.

#### **VI. Staff Report**

Mr. Bauman directed the attention of the Commission to the list of properties in historic districts with code or maintenance violations. Mr. Bauman summarized the status of each of the properties on the list and cited a course of action for the properties that required immediate action by the City.

Mr. Bauman provided the Commission with an update on the Lampkin House and the recent declaration of Chapter 7 Bankruptcy by the attorney for the Estate. Vice Chairman Michelson said he had examined the bankruptcy petition and that it did not pose a threat to the Commission's plan to save and renovate the house. He said the Executor is just trying to eliminate as many debts of Virginia Terrell as possible, to improve his bargaining power against those who hold liens that encumber the property.

#### **VII. Adjournment**

There being no further business, Mr. Galvin made a motion for adjournment, seconded by Mr. Westlake, all voted in favor, none opposed. The meeting adjourned at 8:36 P.M.

Respectfully submitted,



Scott Bauman, AICP, PP  
Principal Planner / HPC Secretary  
Plainfield Planning Division  
Prepared September 21, 2011

**Plainfield Historic Preservation Commission Regular Meeting Minutes**  
**September 27, 2011, 7:30 PM, City Hall Library Room, 515 Watchung Avenue, Plainfield, NJ**

**I. Open Public Meeting Statement**

Chairwoman Sandy Gurshman called the September 27, 2011 Regular Meeting of the Plainfield Historic Preservation Commission to order at 7:38 PM and read the following into the record: *“This meeting has been duly advertised in accordance with the Open Public Meetings Act, 10:4-6 et seq. The annual schedule of board meetings has been published in the Courier-News newspaper. In addition, copies of the notice have been posted in the City Clerk and Planning Division offices. This is a regularly scheduled meeting of the Commission.”*

Name, Class Designation (Term Duration)	1/25/11	2/22/11	3/22/11	4/26/11	5/24/11	6/28/11	7/26/11	8/23/11 *	9/27/11	10/25/11	11/15/11	12/13/11
John Favazzo, RA / Class A (5/10/10 - 1/1/14)	X	X	X		X	X	X		X			
Lawrence Ferrara / Class C (1/18/11 - 1/1/15)	X	X		X	X	X			X			
Bill Garrett / Class B (1/12/09 - 1/1/12)	X		X		X				X			
Sandra Gurshman / Class B (1/18/11 - 1/1/15)	X	X	X			X			X			
Patricia Turner Kavanaugh / Class C (1/24/08 - 1/1/12)		X	X	X	X	X	X		X			
Elizabeth King / Class C (1/12/09 - 1/1/13)	X		X	X	X	X			X			
William Michelson, Esq. / Class B (1/18/11 - 1/1/15)	X	X	X		X	X	X		X			
Reginald Thomas, RA / Class A (1/12/09 - 1/1/13) <i>resigned 9/27</i>		X	X		X				n/a	n/a	n/a	n/a
David Westlake, RA / Class A (1/12/09 - 1/1/13)	X	X	X	X	X	X	X					
James Galvin, PE / Class A, Alternate #1 (3/14/11 - 1/1/12)	n/a	n/a	X	X	X		X					
Jan Jasper / Class C, Alternate #2 (3/14/11 - 1/1/13)	n/a	n/a	X	X	X	X	X		X			
HPC Consultant Gail Hunton	X	X	X	X	X		X					
HPC Secretary Scott Bauman, PP/AICP	X	X	X	X	X	X	X		X			

\*8/23/11 meeting cancelled

**II. Adoption of the July 26, 2011 Regular Meeting Minutes**

On a motion made by Vice Chairman Michelson and seconded by Ms. Kavanaugh, the July 26, 2011 meeting minutes were adopted unanimously by voice vote. Chairwoman Gurshman, Mr. Ferrara, Mr. Garrett, and Ms. King abstained from voting.

**III. Carried Certificate of Appropriateness Applications**

**1. HPC 10-06; 801-807 Park Avenue / 100-104 Crescent Avenue; Block 828, Lot 1 Crescent Area Historic District; Lamont Gibson - Applicant & Owner**

The Applicant, Lamont Gibson, 801 Park Avenue, Plainfield was not present. Mr. Bauman informed the Commission that he received an email from Mr. Gibson requesting additional time for the review of the wood cornice repair work. The Commission agreed to carry the application to October 25, 2011.

**IV. New Certificate of Appropriateness Application**

**1. HPC 11-05; 905 Prospect Avenue; Block 827, Lot 23; Crescent Area Historic District Plainfield Christian Science Church, Independent - Applicant & Owner**

Mr. Garrett recused himself since he is a property owner within 200’ of the subject site.

Bruce Singleterry of 249 Oakland Avenue, South Plainfield introduced himself as the church representative; John Diletto introduced himself as the representative of Percario Contractors, 1251 Saint George Avenue, Roselle, NJ. Mr. Diletto informed the Commission that the proposal consists of removing original wood double hung windows with divided lights and obscure glass, and replacing them with new aluminum clad, wood double hung windows with divided lights and obscure glass. Mr. Diletto noted that on each of the windows that are proposed to be replaced; work will be performed in phases- the first phase being ten (10) 5’ x 10’ windows in the auditorium. The ten windows alone represent 500 square feet of 1/8” thick glass which is not very energy efficient; the steam radiators are located under the windows as well. Plexiglas storm windows were installed over 20 years ago but are not energy efficient. The new windows will be the same size as the original windows- the interior window casing is not being removed.

The windows will be simulated divided light with a low sheen on the outside; argon gas will be in between the window panes. The grids are detailed made to reflect the original historic material. The window is aluminum clad with wood interior; the grid detail is the same inside and out. The windows are guaranteed for life by Pella. The windows are maintenance free and easy to clean as the double hung design is tilted so they can be accessed easily from the inside of the building. Mr. Diletto said the windows are made to look historic, they are energy efficient, and maintenance free; Mr. Diletto held up a sample window and stepped back about 15 feet from the Commission and asked them if the window looked like vinyl or wood. The windows will have screens but the church said they will most likely not install them.

Chairwoman Gurshman asked the Commission if there were any questions for Mr. Diletto or Mr. Singleterry. Ms. King asked about maintenance issues- do the windows swivel? Mr. Diletto used the sample window to show Ms. King how the windows fold in for easy cleaning and maintenance. Vice Chairman Michelson asked about screens- will they be full length? Will they remain in the window year-round? Mr. Diletto said the screens will be full length; Mr. Singleterry said most likely the screens will never be installed. Chairwoman Gurshman asked how the screens are removed; Mr. Diletto said the screens are removed by tilting the window in and removing them from the inside. Ms. King asked about energy savings payback. Mr. Diletto said the typical wall has an R-13 rating, the windows as they are have an R- ½ rating, and the new windows have an R-7 rating.

Chairwoman Gurshman opened the meeting to the public. Carol Bicket of 1083 Hillside Avenue, Plainfield asked why cant wood clad windows be used in wood Victorian era buildings. Chairwoman Gurshman said the Commission reviews each situation separately and weighs the specific of each case; it is not a “gimmie” since you have a brick structure. Analyn Acosta of 214 East Ninth Street asked if this application is approved can she go ahead and replace her windows with aluminum clad wood windows. Chairman Gurshman said she still has to make an application to the HPC and the proposals are decided on a case by case basis. Ms. Jasper added that the cases are property specific. Vice Chairman Michelson said the building is a brick, institutional building and commended the Applicant for coming in for an informal hearing before filing a formal application.

After further discussion Vice Chairman Michelson made a motion to grant a Certificate of Appropriateness as submitted; given the size of the windows, the brick exterior of the building, the scale of the building, the minimal trim being disturbed, and that there is no change in window dimension. Ms. Turner Kavanaugh amended the motion to grant approval noting the circumstances specific to the property, the individual size of each window, the brick exterior of the building, and the use of the interior of the building. Ms. King seconded the motion and those present approved the proposal by voice vote with exception to Mr. Garrett who recused himself.

**2. HPC 11-06; 214 East Ninth Street; Block 824, Lot 20; Crescent Area Historic District**  
**Analyn Acosta - Applicant & Owner**

Ms. Analyn Acosta of 214 East Ninth Street introduced herself to the Commission and informed them that in the spring of 2011 she installed a 6’ high board on board fencing in the side yard and rear yard without a Certificate of Appropriateness. Before the board on board fence was installed there was a broken chain link fence which did not stop people from trespassing on her property. Ms. Acosta said after a trespassing incident in the Spring her husband installed the new fence without a permit out of panic- she has children and could not risk something happening to them as a result of a trespasser. Vice Chairman Michelson asked Ms. Acosta to describe the new fence materials. Ms. Acosta said the fence is made of wood, is 6’ high in and came shipped in 4’ long pieces. When asked about any cap or finial on each post, Ms. Acosta responded that she proposes a simple square cap with a solar light on the top similar to a tealight.

Chairwoman Gurshman opened the meeting to the public. No one from the public commented. Ms. Turner Kavanaugh made a motion to approve the application as submitted. Vice Chairman Michelson seconded the motion and it was approved unanimously by voice vote.

**3. HPC 11-07; 817-819 Hillside Avenue; Block 630, Lot 24; Putnam Watchung Historic District  
Hubert Jennings, Jr. - Applicant & Owner**

Hubert Jennings, Jr. of 817 Hillside Avenue and Nicolas Suarez of Nick of All Trades, LLC, 103 Ambrose Street, Somerset, NJ introduced themselves to the Commission. Mr. Jennings told the Commission that he wants to remove the existing stone driveway, install a stone base, metal mesh and pour 6" of concrete. The concrete driveway will have the same dimensions as the stone driveway. The gravel driveway as it is today is difficult to maintain, impossible to plow, and dangerous to remove snow via a snow blower. The concrete driveway will follow the exact path as the existing driveway. No driveway apron or sidewalk is proposed. The concrete will have a broom finish. The Applicant agreed to tint the concrete so it is a dark gray.

Chairwoman Gurshman opened the meeting to the public. No one from the public commented. Vice Chairman Michelson made a motion to approve the application as submitted with the condition that the concrete is tinted a dark gray- color specifications to be sent to the Applicant. Ms. Turner Kavanaugh seconded the motion and it was approved unanimously by voice vote.

**IV. New Business**

1. Request for Informal Discussion: In-ground pool and fence proposal at 501 Stelle Avenue  
Jon Payumo of 501 Stelle Avenue introduced himself to the Commission and provided them with a brief background on the approvals he received in the past from the Commission. The Commission previously approved 4' high front yard fencing in the front yard area. Mr. Payumo now plans to install an in-ground pool and wishes to keep the fencing in the front yard, but by code the height of the fencing needs to be 6'. The Commission and Mr. Payumo reviewed a property survey and contemplated different fence locations. After several fencing scenarios were discussed, Mr. Payumo thanked the Commission for their time and said he will soon be filing for a zoning variance to have a 6' high fence in the front yard area.
2. HPC 09-16; 822 Webster Place, Block 635, Lot 7; Putnam Watchung Historic District  
Mr. Bauman informed the Commission that the Applicant made several changes from the approved plans without Commission approval including changing the exterior siding from wood to Hardiplank. The Commission asked Mr. Bauman to summarize the changes, and request the Applicant appear before the Commission on October 25.

**VI. Staff Report**

1. Solar Arrays on City Owned Buildings: Mr. Bauman informed the Commission that the City Hall Annex and Fire Headquarters are no longer being considered for the installation of solar arrays on the rooftops.
2. Mr. Bauman directed the attention of the Commission to the list of properties in historic districts with code or maintenance violations. Mr. Bauman summarized the status of each of the properties on the list and cited a course of action for the properties that required immediate action by the City.
3. The Commission discussed the upcoming Wood Window Workshop scheduled for October 15 at the City Hall Library.

**VII. Adjournment**

There being no further business, Ms. Turner Kavanaugh made a motion for adjournment, seconded by Ms. King, all voted in favor, none opposed. The meeting adjourned at 9:45 P.M.

Respectfully submitted,



Scott Bauman, AICP, PP  
Principal Planner / HPC Secretary  
Plainfield Planning Division  
Prepared October 12, 2011