



CITY OF PLAINFIELD
HISTORIC PRESERVATION COMMISSION
 515 WATCHUNG AVENUE, ROOM 202
 PLAINFIELD, NEW JERSEY 07060



Sharon Robinson-Briggs, Mayor

Sandra Gurshman, Chairwoman
 John Favazzo, Vice Chairman

Plainfield Historic Preservation Commission Regular Meeting Minutes
July 23, 2013, 7:30 PM, City Hall Library, 515 Watchung Avenue, Plainfield, New Jersey

Name, Class Designation (Term Duration)	1/22/13	2/26/13	3/19/13	4/23/13	5/28/13	6/25/13	7/23/13	8/27/13	9/24/13	10/22/13	11/19/13	12/17/13
Vice Chairman John Favazzo , Class A (5/10/10 - 12/31/13)	X	X		X	X	X						
Lawrence Ferrara , Class C (1/18/11 - 12/31/14)	X	X	X	X	X	X	X					
James Galvin , Alternate #1, Class A (1/3/13 - 12/31/14)	X	X		X	X	X						
Bill Garrett , Class B (2/3/12 - 12/31/15)	X		X	X			X					
Chairwoman Sandra Gurshman , Class B (1/18/11 - 12/31/14)	X	X	X	X	X	X	X					
Jan Jasper , Class C (1/3/13 - 12/31/16)	X	X	X	X	X		X					
Patricia Turner Kavanaugh , Class C (1/3/12 - 12/31/15)	X	X	X	X	X	X	X					
Elizabeth King , Class C (1/3/13 - 12/31/16)	X		X	X	X	X	X					
William Michelson , Class B (1/18/11 - 12/31/14)	X	X	X		X	X	X					
David Westlake , Class A (1/3/13 - 12/31/16)	X	X	X	X	X	X	X					
Alternate Member #2 VACANT (2-year term)												
HPC Consultant Gail Hunton		X	X	X		X	X					
HPC Secretary Scott Bauman	X	X	X	X	X	X	X					

Call to Order and Public Notice for Regular Meeting

Chairwoman Gurshman called the regular meeting of the Plainfield Historic Preservation Commission to order at 7:36 PM and read the following into the record: *“This is a regularly scheduled meeting of the Historic Preservation Commission of the City of Plainfield, Union County, New Jersey. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a notice was published in the Courier News on January 4, 2013, and the notice of this meeting was posted in the City Clerk and Planning Division offices.”*

Adoption of June 25, 2013, Regular Meeting Minutes

Ms. King recommended one change to the minutes: page 3, New Business, #1, fourth paragraph, third sentence: change from: “The paint color of the new bridge will remain the same- forest green, and the CNJ RR logo will be applied.” to: “Ms. King asked if the paint color of the new bridge will remain the same; Mr. Galvin replied that it would stay the same-forest green, and the CNJ RR logo will be applied.”

Mr. Michelson made a motion to approve the 5/28/13 regular meeting minutes as amended, Ms. Turner Kavanaugh seconded the motion and it was approved unanimously by voice vote. Mr. Favazzo arrived at the meeting at 7:35 PM and abstained from voting.

Unfinished Business

1. HPC 12-20: 134-136 North Avenue; Block 314, Lot 8; North Avenue Historic District

Applicant and Owner: 134-136 North Ave., LLC

Gabe Bailer of 675 Garfield Avenue, Jersey City introduced himself to the Commission as the representative of 134-136 North Ave., LLC. Mr. Bailer provided the Commission with updated drawings- the only difference between the original and revised drawing was one (1) note which was changed from:

“all exist. decorative panels & brackets to be cleaned, sealed & refinished. Provide sealant in all joints”

to:

“all new decorative panels & brackets to be cleaned, sealed & refinished. Provide sealant in all joints”

Ms. Jasper and Mr. Garrett arrived at 7:40 p.m. Chairwoman Gurshman asked what the new decorative panel material will be; Mr. Bailer said not wood, he was not sure. Chairwoman Gurshman said the Commission cannot approve when they do not know what is being proposed. Mr. Bailer asked what material would the Commission like to see; Mr. Michelson responded “wood”. Mr. Westlake said the note on the drawing now says “new decorative panels and brackets to be cleaned, sealed and refinished”- what brackets? Why are you cleaning new material? Mr. Bailer said he needs to revise the note again; he asked what the Commission what material would the Commission prefer. Ms. Hunton said similar to the 134-136 North Avenue proposal, if you are going to install a storefront, the decorative panels should be glass instead of wood- you would be hard pressed to see a traditional storefront with wood panels between the first and second floors.

Mr. Bailer said he hopes the Commission can approve the panels tonight; Chairwoman Gurshman said the Commission is not holding up the interior work, and it is apparent that a lot of interior work is needed. Chairwoman Gurshman asked Mr. Bailer if exterior work would be performed by the end of August; Mr. Bailer replied “possibly”. Ms. Hunton told Mr. Bailer that the Commission needs to see the whole package before they can decide; Ms. Hunton added that Mr. Bailer can look into good fiberglass moldings.

Regarding the proposed exterior work to the upper floors, Mr. Bailer said the same work is being proposed as the Commission approved at 134-136 North Avenue. Ms. Hunton asked about the condition of the brick; Mr. Bailer said the brick is better than the brick at 134-136 North Avenue. Ms. Hunton recommended that should the HPC approve upper floor exterior work, they should include the same language for the treatment of brick as was used for the 134-136 North Avenue application.

Ms. Hunton said the right “85” side of the building- the drawing is wrong when comparing it to the photograph provided by Mr. Bailer. Mr. Westlake said if the drawings are revised, have the architect remove the shading for the doorways- the shading makes the doorways look recessed when in actuality they are not recessed.

The Commission agreed that they could not vote on the storefront improvements, but they could vote on the new wood windows and brick treatment for the upper floors. Ms. Hunton added that the storefront design is incomplete- the Applicant has not presented to the Commission what the new storefront is going to look like. The Applicant should provide additional details including what the decorative panels will be made of, the decorative cornice, and the Applicant should also provide a side profile of the building. Chairwoman Gurshman reminded Mr. Bailer that there is an Architectural Review Subcommittee that can review proposed drawings in between meetings and offer non-binding comment on those drawings- it is as simple as sending a PDF.

Chairwoman Gurshman opened the meeting to the public. No one from the public commented. Chairwoman Gurshman closed the public portion of the meeting. Mr. Michelson made a motion to bifurcate the application to carry the storefront rehabilitation to August 27, 2013, and to grant approval of the plans prepared by Tsampicos A. Perides, AIA, dated 12/14/10, last revised 5/22/13 for new wood frame, double hung window units on the second and third floors, and for the cleaning and re-pointing of the brick facade to be completed in accordance with the *Plainfield Design Guidelines for Historic Districts and Sites*, section on exterior walls and siding. Ms. Turner Kavanaugh seconded the motion and it was unanimously approved by voice vote.

2. Certificate of Appropriateness HPC 13-10: 161-167 Crescent Avenue; Block 832, Lot 7

Crescent Area Historic District / Applicant & Owner: 165 Crescent, LLC

Habib Khan of 165 Crescent Avenue, LLC, 6 Big Ramapo Road, Saddle River introduced himself to the Commission. Mr. Khan is proposing to take out newly installed, after-the-fact vinyl windows in most areas, install new wood windows, and install some vinyl windows in areas of the building that cannot be seen from the public right of way. Ms. Turner Kavanaugh asked Mr. Khan if he was saying that the parking lot (west) elevation is the side of the building that cannot be seen from the street; Mr. Khan replied “yes”.

Mr. Michelson said he looked at the building and the whole side of the building facing the parking lot is visible from the street; the only side that cannot be seen from the public right of way is the rear (south) side of the building facing the library. Mr. Michelson said he is not in favor of allowing any vinyl windows in the building even if some are not readily visible- he doesn't like treating pieces of a building differently.

Ms. Jasper said the Commission has no jurisdiction over any windows on any side of a building not visible from the public right of way. Mr. Michelson said the building is visible on the east, north, and most of the west elevation; the south side is more involved- all except the first floor; the back side of the south side is visible, but the lower part of that elevation is not visible. Ms. Turner Kavanaugh asked Mr. Khan if he was intending to remove the 4 vinyl windows between the quoins on the rear (south) elevation; Mr. Khan said “yes”.

The Commission agreed that the parking lot (west) elevation is less decorative and less embellished than the other sides of the building, but Mr. Michelson added that that elevation is visible from the public right of way.

Ms. Jasper asked Mr. Khan if he has talked to a person who repairs wood windows; Mr. Khan said he has not.

The Commission and the Applicant continued to discuss the various elevations with existing and proposed window configurations. Mr. Michelson informed Mr. Khan that the Certificate of Appropriateness approvals are good for two years and the Commission can permit extensions as well. Mr. Westlake suggested the idea of allowing vinyl replacement windows in the utilitarian part of the building that is not visible. Ms. Turner Kavanaugh suggested that the Commission keep as many wood windows as possible, but where they are badly deteriorated, propose vinyl windows but within two years replace them with wood. While Mr. Khan expressed satisfaction with Ms. Turner Kavanaugh's suggestion, some Commission members expressed reservations.

Mr. Westlake suggested that any approval include a condition that the aluminum coil stock which was applied over the existing frames when the vinyl windows were installed be removed and the frames restored.

Chairwoman Gurshman opened the meeting to the public. Jon Steingraber of 410 Highland Street, South Amboy asked openly if the Applicant did not know that he was in a historic district prior to purchasing the vinyl windows. Mr. Khan replied by saying he was not aware that the property was in a historic district when he bought it.

Hearing no further public comment Chairwoman Gurshman closed the public portion of the meeting. Mr. Michelson made a motion that the Commission vote on each building elevation separately; Ms. Turner Kavanaugh seconded the motion and it was unanimously approved by voice vote.

- a) Crescent Avenue (East) Elevation- 38 Windows. Remove all 25 vinyl windows and install 25 new wood 8 over 8 windows. The remaining 13 original wood windows shall be retained and repaired where possible; if not, replacement shall be new wood windows including wood frame. Motion made by Mr. Michelson, seconded by Ms. Turner Kavanaugh; no discussion and unanimously approved by voice vote.
- b) East Seventh Street (North) Elevation- 52 Windows. Remove 30 vinyl windows and 18 wood windows and install 48 new wood windows. The remaining 4 original wood windows shall be retained and repaired where possible; if not, replacement shall be new wood windows including wood frame. In the recessed area, behind and next to the fire escapes, where the current windows now have varying number of panes, all new windows shall be 6 over 6, except that those windows which now have 12 or 15 panes shall have the same number of

panes as they do now. Motion made by Mr. Michelson, seconded by Ms. Turner Kavanaugh; no discussion and unanimously approved by voice vote.

- c) Parking Lot (West) Elevation- 31 Windows. Remove 8 wood windows and install 8 vinyl windows. Remove 1 previously installed vinyl window and install 1 new wood window. The remaining 19 installed and 8 new vinyl windows (27 total) are temporary and shall be replaced with wood windows to match historic window within two (2) years of the issuance of the Certificate of Appropriateness. The remaining 3 original wood windows shall be retained and repaired where possible; if not, replacement shall be new wood windows including wood frame. The Commission recommends the city hold onto an escrow to ensure that the wood window replacement will occur within two years. Motion made by David Westlake, seconded by Ms. King; no discussion- all in favor with the exception of Ms. Turner Kavanaugh who voted “no”.
- d) Rear (South) Elevation- 66 Windows. Remove 28 wood windows and install 28 vinyl windows; these 28 windows and the previously installed 31 vinyl windows are approved and considered permanent as they are not visible from Crescent Avenue. At the east end of this elevation between the quoins, 4 vinyl windows shall be removed and replaced with wood windows, as they are visible from Crescent Avenue. The remaining 3 original wood windows shall be retained and repaired where possible; if not, replacement shall be new wood windows including wood frame. Motion made by David Westlake, seconded by Ms. King, no discussion- all in favor with the exception of Mr. Michelson who voted “no”.

New Business

1. Certificate of Appropriateness HPC 13-12: 737 Dixie Lane; Block 908, Lot 7 Netherwood Heights Historic District / Applicant and Owner: Patric McNulla

Patric McNulla of 737 Dixie Lane introduced himself to the Commission; he is proposing to demolish a freestanding wood frame garage in the rear yard of his property and construct a new 18 x 24 garage with an end-facing gable roof, HardiPlank siding, double garage door, and windows on the side elevations. The new garage will be at least 5’ from the side and rear yard property lines. The new garage will face the street and be located at the end of the existing driveway. Mr. McNulla testified that existing garage is in poor condition, probably built in the 1920s and has no architectural features; no gutters are proposed

Chairwoman Gurshman opened the meeting to the public; no one from the public commented and Chairwoman Gurshman closed the public portion of the meeting. Since there was no further discussion, Ms. Turner Kavanaugh made a motion to accept Certificate of Appropriateness Application 13-12 as presented, if gutters are to be installed, the straps shall be installed underneath the shingles, and roof pitch, currently shown at 4 over 12, is too shallow and shall be increased as much as possible without exceeding 15-foot maximum height zoning requirement.

Ms. King seconded the motion. Mr. Michelson requested that the motion be amended to add that the relocated garage meet side and rear lot line setback requirements. Ms. Turner Kavanaugh agreed to the amended motion and Ms. King seconded the amended motion. All voted in favor, none opposed.

2. Resolution supporting 2013 Preserve Union County grant application submission for \$63,750 matching grant for stabilization of Lampkin House and Barn

Mr. Michelson made a motion to approve a resolution supporting a grant application to Union County for stabilization of the Lampkin House and Barn; Ms. Turner Kavanaugh seconded the motion and it was unanimously approved and read into the record:

PLAINFIELD HISTORIC PRESERVATION COMMISSION
RESOLUTION SUPPORTING APPLICATION TO THE UNION COUNTY OPEN SPACE, RECREATION &
HISTORIC PRESERVATION TRUST FUND FOR \$63,750.00 MATCHING GRANT FOR THE STABILIZATION OF
THE LAMPKIN HOUSE AND BARN, COMMONLY KNOWN AS 852 TERRILL ROAD, BLOCK 921, LOT 15.02,
PLAINFIELD, NEW JERSEY

WHEREAS, the City of Plainfield Historic Preservation Commission (the “HPC”) supports the application for a 2013 Preserve Union County Grant from the Union County Open Space, Recreation & Historic Preservation Trust Fund; and

WHEREAS, the Lampkin House (circa 1720) and Barn (circa 1850), commonly known as 852 Terrill Road, Block 921, Lot 15.02, Plainfield, New Jersey received a Determination of Eligibility from the New Jersey Historic Preservation Office in 1989, and is a Locally Designated Historic Site (City Council Resolution MC-2006-22); and

WHEREAS, the Lampkin House and Barn was listed in a 1971 Plainfield Historic Tour Guidebook, included in a 1976 Union County Historic Landmark Inventory, was a part of Plainfield's 1985 Survey of Historic Building Resources, included in Preservation New Jersey's 2009 Ten Most Endangered Historic Sites, and listed as a historic landmark property in the 2009 Plainfield Historic Preservation Plan Element of the Master Plan; and

WHEREAS, the Lampkin House is a prime example of early New Jersey residential architecture; it is a rare surviving example and is significant because it retains many rarely extant Colonial-era features; and

WHEREAS, Jesse Dolbeer (1748-1832), a Revolutionary War veteran lived in the Lampkin House from 1796 through 1832; he participated in the battles at Woodbridge, Quibbletown, Short Hills, Connecticut Farms, and Springfield; and

WHEREAS, Harriet Ware Krumbhaar (1877-1962), a concert pianist and composer lived in the Lampkin House from 1917 through 1951; a 1939 Federal Writers' Project of the Works Progress Administration recognized her as "whose songs, cantatas, and piano pieces have made her one of the Nation's leading women composers"; and

WHEREAS, it is the City's goal to stabilize the Lampkin House and Barn, record a deed of preservation easement, and transfer ownership and responsibility of further rehabilitation of the property to a qualified nonprofit organization; and

WHEREAS, if approved, the Union County Open Space, Recreation & Historic Preservation Trust Fund will provide \$63,750.00 to match the city's \$63,750.00 which will be available through the City adoption of the bonding ordinance associated with the 2012 - 2017 Capital Improvement Program

NOW, THEREFORE, BE IT RESOLVED that the Plainfield Historic Preservation Commission supports the application for a 2013 Preserve Union County Grant from the Union County Open Space, Recreation & Historic Preservation Trust Fund for the stabilization of the Lampkin House and Barn, this resolution be spread upon the meeting minutes, and a copy be forwarded to the Union County Open Space, Recreation & Historic Preservation Trust Fund.

The foregoing is a true copy of a resolution adopted by the Historic Preservation Commission of the City of Plainfield at its meeting on July 23, 2013.

Sandra Gurshman, Chairwoman
Historic Preservation Commission

Scott Bauman, AICP, PP, Secretary
Historic Preservation Commission

3. Resolution supporting Plainfield Cultural and Heritage Commission grant application submission for \$3,185 for Spanish translation of Design Guidelines for Historic Districts and Sites

Mr. Michelson made a motion to approve a resolution supporting a grant application to the Plainfield Cultural and Heritage Commission for Spanish translation of Design Guidelines; Ms. Turner Kavanaugh seconded the motion and it was unanimously approved and read into the record:

PLAINFIELD HISTORIC PRESERVATION COMMISSION
RESOLUTION SUPPORTING APPLICATION TO THE PLAINFIELD CULTURAL AND HERITAGE COMMISSION
FOR A NO MATCH GRANT IN AN AMOUNT NOT TO EXCEED \$ 3,185.00 FOR THE SPANISH TRANSLATION
OF THE CITY'S DESIGN GUIDELINES FOR HISTORIC SITES AND DISTRICTS

WHEREAS, on December 14, 2009, the Plainfield City Council approved an ordinance (MC 2009-29) amending Section 17:10-10 of the Land Use Ordinance adopting revised Design Guidelines for Historic Districts and Sites ("Design Guidelines"); and

WHEREAS, the Plainfield Historic Preservation Commission desires to further the public interest by applying for and obtaining a no-match grant from the Plainfield Cultural and Heritage Commission in an amount not to exceed \$3,185.00 to fund the Spanish translation services of the Design Guidelines; and

WHEREAS, Strictly Spanish, LLC, PO Box 35, Loveland, OH 45140 has submitted a cost proposal dated February 4, 2013, (attached hereto) indicating that they will translate the Design Guidelines at a cost not to exceed \$3,185.00 which the city will pay first then be reimbursed by the Plainfield Cultural and Heritage Commission; and

WHEREAS, according to the 2010 U.S. Census, 40% of the City's residents are persons of Hispanic or Latino origin, and 33% of residents speak Spanish at home; bilingual Design Guidelines for Historic Sites and Districts will assist the Hispanic and Latino residents with appropriate historic rehabilitation practices and will assist them in planning and designing their projects.

NOW, THEREFORE, BE IT RESOLVED that the Plainfield Historic Preservation Commission supports the Spanish translation of the City's Design Guidelines for Historic Sites and Districts, this resolution be spread upon the meeting minutes, and a copy be forwarded to the Plainfield Cultural and Heritage Commission.

The foregoing is a true copy of a resolution adopted by the Historic Preservation Commission of the City of Plainfield at its meeting on July 23, 2013.

Sandra Gurshman, Chairwoman
Historic Preservation Commission

Scott Bauman, AICP, PP, Secretary
Historic Preservation Commission

4. Discussion: Front Porch Work at 106-108 Crescent Avenue; Block 828, Lot 2; Crescent Area Historic District

Mr. Bauman informed the Commission that Errol Parks, 714 Wallace Place, Plainfield- a contractor working on behalf of the property owner- was issued a stop work order for front porch work at 106 Crescent Avenue. Mr. Parks introduced himself and said he was not aware the property was in a historic district, the work he is proposing will not change the look of the porch, he said he was just performing repairs.

Chairwoman Gurshman said that Mr. Parks removed the front porch railing and floor boards. Mr. Parks said 2 support beams need to be replaced as well as various floor boards-either replaced or repaired and reinstalled. The porch ceiling will be scraped and painted, no proposed work to the front porch steps,

Mr. Westlake asked Mr. Parks about the stability of the porch structure itself; Mr. Parks said the porch has shifted. When asked about removing the skirt wall, Mr. Parks said it was not necessary. Mr. Westlake said he does not see how a lot of the porch work is going to be achieved without removing more floor boards. HPC Secretary Bauman asked Mr. Parks if he has filed for a building permit since a stop work order was issued; Mr. Parks said he had not yet applied for a building permit. Mr. Westlake said he cannot see how the skirt wall will remain intact when the porch is shifted back into place. Mr. Westlake felt that the work to the railing, posts, and flooring can be done in kind, but he is concerned about the skirt wall. Replication in kind means repair if possible, if too deteriorated, replace in-kind.

After further discussion, Chairwoman Gurshman told Mr. Parks to file for a building permit and when the permit comes to Mr. Bauman for zoning approval, the HPC Architectural Review Subcommittee will review his submission.

5. Discussion: 957 Central Avenue; Block 759, Lot 13; Van Wyck Brooks Historic District

Jon Steingraber of 410 Highland Street, South Amboy introduced himself as the owner of 957 Central Avenue. Mr. Steingraber recently purchased the property and intends to install bead board ceiling on the porch, stabilize the front porch, install porch columns and bases that were removed but salvaged on site, install new porch railing, install new porch flooring, and install an iron fence around the perimeter of the home.

Mr. Steingraber provided the Commission with a 16-page hand out illustrating the different types of replacement and existing materials he intends to use, along with present day and vintage pictures of the house. Together they reviewed the contents of the handout:

- a) New porch columns are made by Melton Classics- Scamozzi #240DC Poly Marble Composite with 10" base diameter- these are the same style and detail as the original columns. No objections from the Commission.
- b) Stelle Avenue porch floor decking made by Pavilion- mahogany 1 1/4" x 4", tongue and groove. No objections from the Commission.
- c) Bead board porch ceiling: proposed Empire Company 1-11/16-ft MDF Edge and Venter Bead Wainscot. Commission expressed objection- this paneling, appropriate bead board ceiling is individual strips. Mr. Westlake noted that the picture showing the partial installation of ceiling bead board- it is running the wrong way.

- d) Porch railing, balusters, and boxes- detailed pictures shown of existing railing to be reinstalled. No objections from the Commission.
- e) Iron fence around perimeter of home- Commission needs a plot plan, showing where the fencing will go as well as a cut sheet / specification sheet of the proposed fence showing material and height.

The Commission and Mr. Steingraber had a discussion about the solarium that was dismantled by the previous owner. If the owner is planning to not reinstall the solarium, a Certificate of Appropriateness is required.

Mr. Steingraber wants to change the stone in the stone driveway to small white pebbles, he wants to remove the handicap ramp- no objections by the Commission, but a Certificate of Appropriateness is required for the driveway.

Chairwoman Gurshman opened the meeting to the public; no one from the public commented. Chairwoman Gurshman closed the public portion of the meeting. Chairwoman Gurshman thanked Mr. Steingraber for attending the meeting and she looks forward to receiving his Certificate of Appropriateness application. Mr. Steingraber thanked the Commission for their time.

6. Discussion: 828 First Place; Block 830, Lot 7; Crescent Area Historic District

Roy Ramroo of 22 Linwood Place, East Orange introduced himself and said the soffits around the building are in need of replacement- most are rotted wood, the crown moldings are missing. Since this property was not on the agenda and the Commission has no background on the situation, Chairwoman Gurshman said she would inspect the property .

Committee Reports / Staff Report

1. Architectural Review / Minor Application Review Committee: Proposals reviewed by the Committee (6/20/13 – 7/19/13):

- 6/21/13: 400 Franklin Place (denial for slate roof replacement)
- 7/1/13: 205 East Ninth Street (rear and side yard fence approval- cannot be seen from street)
- 7/3/13: 716 Watchung Avenue (approval to replace post sign- Crescent Avenue Presbyterian Church)
- 7/19/13: 996 Hillside Avenue (approval for asphalt shingle roof replacement)

2. Community Outreach / Historic Preservation Awareness Committee

A. Postcard notifying owners in historic districts / locally designated historic sites: Ms. Jasper reported that the postcard is in its final stage. Mr. Bauman agreed to explore the different mailing options offered by the city.

3. Replacement of Green Brook Park Pedestrian Bridge- Green Brook Park Historic District

- **Background:** In June and October 2012 the City informed Union County and the SHPO that Planning Board review and Historic Preservation Commission review are required for this project. In November the County’s consulting engineer Neglia Associates sent plans to Langan Engineering- the City’s consulting engineer- to coordinate the bridge design with the NJDEP design standards for the Green Brook Walkway. Langan Engineering reviewed the plan and provided comments in December 2012. In January 2013 HPC Consultant Gail Hunton spoke to Union County Engineering Department (Paul Leso) about Langan’s comments. The discussion focused on a wooden footbridge on sheet 29.02; the design does not meet AASHTO requirements and the County cited concerns over the durability and maintenance of timber bridges. Ms. Hunton agreed to prepare a letter for Union County citing the durability of timber bridges. In February the Commission learned that the County has all of the plans and the specifications for all of the bridges are included in the plans. The HPC was asked to make sure that the bridge locations remain the same.
- In May the County provided revised bridge plans, and in June the Commission communicated to the County the following: 1) new construction should be as close to the original structure as possible, 2) the cross bracing on the outside of the railing system is not appropriate; instead a top rail and central rail system should be utilized, 3) other than the length and deck width, there are very few design similarities which the HPC understands would be

hard to duplicate due to present-day bridge standards, 4) the project must be formally submitted to the city Historic Preservation Commission for review.

- **Update:** The Commission has not heard back from the County. Chairwoman Gurshman asked Mr. Bauman to follow up with the County.

4. Replacement of Pemberton Avenue Culvert PL-75: Cedar Brook Park Historic District

- **Background:** Ms. Hunton heard from the State Historic Preservation Office that Union County’s consulting engineer agreed to make revisions to the culvert design- these revised plans have not yet been received by the City or the State Historic Preservation Office. Mr. Bauman will follow up with the County. The City and County are discussing the possibility of sharing the cost of the new culvert design by further sharing the costs associated with non-related roadway paving projects.
- **Update:** No new news.

5. Properties in Historic Districts / Historic Sites with Code / Maintenance Violations

- Mr. Bauman referred Commission members to the meeting packet which lists the properties of interest.

Property	Chronology
810 Central Avenue Block 760, Lot 6 Van Wyck Brooks HD Abbot Manor HPC 12-14	10/9/12: Certificate of Appropriateness issued for removal of slate roof shingles, installation of GAF Slateline shingles, repair / rebuild of roof overhangs and built in yankee gutter system, and the replacement of downspouts and leaders. 5/17/13: letter to owner requesting a status update; will send another letter out this month.
957-963 Central Avenue Block 759, Lot 13 Van Wyck Brooks HD Coriell Mansion ZB 04-14 HPC 04-22	May 2013: new owner informed that subject site is in a historic district. July 2013: new owner presented work proposals to the Commission
165 Crescent Avenue Block 832, Lot 7 Crescent Area HD HPC 13-10	7/23/13: Scheduled for Certificate of Appropriateness hearing for after the fact approval of previously installed vinyl windows, removal of newly installed vinyl windows, and the installation of new wood windows and new vinyl windows.
200 East Ninth Street Block 824, Lot 17 Crescent Area HD	May 2011: Fire in rear portion of house; previously boarded up 3 family. September 2011: Construction Official reports no update. February 2012: no change. 4/8/13: Inspections Division issues notice for re-securing of the rear door 6/12/13: complaints of trespassers forwarded to Inspections Division for action
340 Franklin Place Block 642, Lot 28 Crescent Area HD HPC 07-05/ ZB 10-13	October 2010: Zoning Board approved use variance October 2012: Second resolution review; awaiting Certificate of Appropriateness application 4/8/13: Inspections Division issues notice to remove graffiti and removal of trash and debris
900 Madison Avenue Block 759, Lot 1 Van Wyck Brooks HD HPC 12-06	7/13/12: Certificate of Appropriateness; requested cut sheet specifications prior to purchase of windows 5/17/13: letter to homeowner requesting a status update; will send another letter out this month
134-136 North Avenue Block 314, Lot 8 North Avenue HD HPC 12-20	2/8/13: vinyl windows installed without Certificate of Appropriateness 3/19/13: HPC approves wood windows, CA issued 3/21/13; given to 6/19 to submit a schedule 6/18/13: Applicant says it will take 8-12 weeks for windows to be made and shipped to site
177-185 North Avenue Block 313, Lot 12 North Avenue HD PB 13-03 / HPC 12-21	6/25/13 & 7/23/13: hearing for exterior façade renovation, first floor storefront window replacement
801-807 Park Avenue Block 828, Lot 1 Crescent Area HD HPC 10-06	5/4/11: Certificate of Appropriateness for removal of slate roof shingles, installation of Timberline shingles, gutter repair, and ridge cap replacement. 11/28/12: Dismissed without prejudice proposal for wood cornice repair 4/8/13: Inspections Division issues notice for trash removal, and to repair / replace sidewalks 5/20/13: letter to homeowner informing him that the 5/4/11 CA has expired June 2013- new owner?

Property	Chronology
1362-1366 Randolph Road Block 13, Lot 40 Fitz Randolph House	4/26/13: Planning Division informs Inspection Division of a complaint that a window is boarded up.
850 Terrill Road Block 921, Lot 15.02 Local Historic Landmark	July 2013: applied to Union County for stabilization funds
1127 Watchung Avenue Block 638, Lot 9 Putnam-Watchung HD	4/8/13: Inspections Division issues notice for the removal of commercial vehicles and to repair and replace right and rear sides of the fence. 5/10/13: Zoning Officer issues 1 st zoning violation notice for outdoor storage of commercial vehicles 5/29/13: property owner denied Certificate of Occupancy for home occupation 6/26/13 & 7/1/13: property owner responds via email
1220 Watchung Avenue Block 821, Lot 26 Putnam-Watchung HD	4/8/13: Inspections Division issues notice for the front porch ceiling / lattice repair, and removal of fallen tree in rear yard
1233 Watchung Avenue Block 634, Lot 11 Putnam-Watchung HD	4/8/13: Inspections Division informs Planning Division that on 4/5/13 the homeowner pleaded guilty and paid a fine for failure to remove commercial vehicle from property
563 West Eighth Street Block 761, Lot 1 Van Wyck Brooks HD HPC 11-01 & 11-08	12/19/12: owner pleads guilty to rear door replacement and sunroom window replacement without a CA and agrees to reinstall original glass door, and replace vinyl sunroom windows with new wood frame leaded panel windows. 1/2/13: contract between owner and contractor- work to be complete by 4/13 May 2013: window replacement underway; owner requests additional time; will follow up
209 West Second Street Block 245, Lot 3 Sutphen House PB 10-10	8/24/10: Planning Board referral to the HPC 9/16/10: Final approval granted; resolution compliance required. Awaiting CA application

Adjournment of Regular Meeting

There being no further business, Mr. Michelson made a motion for adjournment, seconded by Ms. Turner Kavanaugh, all voted in favor, none opposed. The meeting adjourned at 10:17 PM

Respectfully submitted,

Scott Bauman

Scott Bauman, AICP, PP
Principal Planner / HPC Secretary, Plainfield Planning Division

Prepared: August 15, 2013

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