



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
September 24, 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		X	X			
Lawrence Ferrara , Class C (1/18/11 - 12/31/14)	X	X	X	X	X	X	X	X				
James Galvin , Alternate #1, Class A (1/3/13 - 12/31/14)	X	X		X	X	X		X	X			
Bill Garrett , Class B (2/3/12 - 12/31/15)	X		X	X			X		X			
Chairwoman Sandra Gurshman , Class B (1/18/11 - 12/31/14)	X	X	X	X	X	X	X	X	X			
Jan Jasper , Class C (1/3/13 - 12/31/16)	X	X	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	X	X			
William Michelson , Class B (1/18/11 - 12/31/14)	X	X	X		X	X	X	X	X			
David Westlake , Class A (1/3/13 - 12/31/16)	X	X	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	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 7:32 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 August 27, 2013, Regular Meeting Minutes

Mr. Westlake made a motion to approve the August 27, 2013, regular meeting minutes with the following amendment:

- Page 3, Unfinished Business, 2nd paragraph, last sentence: change “Both Messrs. Westlake and Galvin were sure that Fypon does not customize” to “Both Messrs. Westlake and Galvin questioned whether Fypon will customize”.

Ms. King seconded the motion and it was approved unanimously by voice vote. Mr. Garrett abstained from voting.

Unfinished Business

1. Carried Since 2/26/13: Certificate of Appropriateness HPC 12-21: 177-185 North Avenue; Block 313, Lot 12 North Avenue Historic District / Applicant & Owner: 175-177 North Ave., LLC

Gabe Bailer and Joseph Kohler- both of Landmark Developers / Black Dog Construction, 675 Garfield Avenue, Jersey City- introduced themselves to the Commission as representatives of 177-185 North Ave., LLC.

Mr. Bailer informed the Commission that a week earlier he and Mr. Kohler met on site with Commission members David Westlake, John Favazzo, Sandy Gurshman, Historic Consultant Gail Hunton, and Planning Division staff Scott Bauman. Revised plans were sent to the Commission members prior to the hearing. The Commission and Mr. Bailer reviewed the plans. Mr. Bailer said all cast iron will be exposed, cleaned, and finished. The doors will set even to the building. The Commission was satisfied with the cornice profile and dimensions between the top and bottom of the building. Mr. Kohler said the storefront façade and doors will be wood. The brick on the 177 side of the building will be exposed.

Mr. Westlake commented that we do not know what, if any, cast iron exists beneath the wood façade; depending on what is back there, it should remain intact- especially if it is part of the structural integrity and fabric of the building. Referring to the brickwork on the 177 side of the building around the windows, Mr. Westlake asked Mr. Bailer if there were bricks behind the wood siding. Vice Chairman Favazzo said most likely there is wood behind the wood siding; he asked Mr. Bailer and Mr. Kohler to keep the Commission apprised when the façade is exposed. Messrs. Bailer and Kohler agreed to contact Scott Bauman of the Planning Division once all of the storefront systems, roll-down doors, plywood, and signage are removed from the front façade in order to determine the condition and extent of structural cast iron and brick that exists behind the exterior sheathing. The Architectural Review Committee will wish to inspect what is found behind the exterior sheathing. Vice Chairman Favazzo said the Applicants seem to have everything previously discussed at earlier hearings.

Mr. Michelson said the cornice details look good now. Mr. Garrett asked Mr. Kohler if he was using pressure treated wood at the store windows; Mr. Kohler said he was, due to weather concerns. Mr. Garrett said it will look bad especially since pressure treated wood is hard to paint. Mr. Galvin suggested MDO (medium density overlay) plywood above and below the store windows. Mr. Westlake said he believes that it might meet code to provide rot proof wood at the bottom.

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 approve a Certificate of Appropriateness for application HPC 12-21 with the following conditions:

1. Remove all existing storefront systems, roll-down doors, plywood, and signage.
2. Install a new decorative bracketed cornice between the first and second floors on the right “185” side of the building as per cornice profile detail 1-B on Sheet A-0 of drawings prepared by Archi-Tap Design, Inc., last revised September 20, 2013.
3. Install a new decorative bracketed cornice between the first and second floors on the left “177” side of the building as per cornice profile detail 2-B on Sheet A-0 of drawings prepared by Archi-Tap Design, Inc., last revised September 20, 2013.
4. Install new insulated transom glass panel with wood trim and expose brick around four of the five doorways- the only doorway without a transom glass panel above is the door to the right of the tempered glass windows on the right “185” side of the building.
5. Install new tempered, insulated glass panels in painted wood frames at each storefront as shown on Sheet A-0 of drawings prepared by Archi-Tap Design, Inc., last revised September 20, 2013.

6. Install and paint medium density overlay (MDO) paneling above the storefront windows on the right “185” side of the building. MDO paneling shall substitute for plywood panels noted on the plan; panel frames shall be pressure treated lumber.
7. Install and paint medium density overlay (MDO) paneling below the storefront windows on both sides of the building. MDO paneling shall substitute for pressure treated plywood panels noted on the plan; panel frames shall be pressure treated lumber.
8. Install five (5) new three-panel solid wood doors with frames as shown on Sheet A-0 of drawings prepared by Archi-Tap Design, Inc., last revised September 20, 2013.
9. Remove paint and clean off all existing and uncovered structural cast iron via hand scraping or low-pressure grit blasting; all cast iron discovered beneath existing exterior sheathing shall be exposed, cleaned, and coated with rust-inhibitive paint appropriate for cast iron.
10. Replace existing saddles with new 4” concrete saddles where needed.
11. All doors will be set even with the front of the building.
12. Provide as-built drawings to the Historic Preservation Commission once work is completed.

Mr. Westlake seconded the motion and with no further discussion, the motion was unanimously approved by voice vote. Messrs. Bailer and Kohler thanked the Commission for their time.

New Business

1. Consideration of Renewing Membership to the National Alliance of Preservation Commissions (NAPC)

Mr. Bauman directed the Commission members to their meeting packet – a request from the NAPC to renew membership. Mr. Michelson made a motion to renew membership at an amount not to exceed \$100. Ms. King seconded the motion and it was unanimously approved by voice vote.

Committee Reports / Staff Report

1. Architectural Review / Minor Application Review Committee:

Chairwoman Gurshman asked the Commission if there were any questions about the correspondence provided in the meeting packet for the following properties that underwent review by the Architectural Review Committee between 8/21/13 and 9/13/13:

- 8/27/13: 747 Dixie Lane (detached garage asphalt shingle roof replacement)

No questions from the Commission.

2. Community Outreach / Historic Preservation Awareness Committee

A. Postcard notifying owners in historic districts / locally designated historic sites

- Mr. Bauman is in the process of obtaining bulk rate postal rates from the city purchasing agent.

B. Report: Meeting with local realtor concerning historic status of properties for sale

- Chairwoman Gurshman asked that this item be carried to the October meeting since Ms. Kavanaugh is absent.

3. Ordinance Revision Committee

A. Security Grilles in the North Avenue Historic District

The Commission acknowledged that security grilles are not addressed in the Design Guidelines. The Commission reviewed the guidelines / performance standards for security grilles and roll-up doors for the Urban Enterprise Zone that were included in their meeting packet; they were satisfied with these standards, particularly the provision that states that the security grille coil should never be attached to the exterior of the building. Commission members felt that this provision should be made separately for the North Avenue Historic District. Chairwoman Gurshman asked that this item be carried to the October meeting.

B. Solar Panels in Historic Districts

Mr. Westlake said he feels that keeping the panels off the edge of the roof helps in terms of aesthetics; fire departments do not want them at the edge of the roof either. Mr. Westlake cited articles addressing photovoltaics- there is also solar hot water hearing- they have to be mounted differently. The Commission asked Mr. Bauman to check with the Planning Director Bill Nierstedt to see if the Planning Board is considering revising the land use ordinance to include solar panels.

Code Enforcement

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

Property	Owner & Address	Chronology
200 East Ninth Street Block 824, Lot 17 Crescent Area HD	Fabian Soria 200-202 East Ninth Street Plainfield, NJ 07060	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: Resident complains of trespassers into house- not secured
134-136 North Avenue Block 314, Lot 8 North Avenue HD HPC 12-20	Landmark Developers 675 Garfield Avenue Jersey City, NJ 07305	2/8/13: Vinyl windows installed on upper floors without CA 3/21/13: CA for upper floor wood windows 6/18/13: Applicant says it will take 8-12 weeks for windows to be made / shipped 10/1/13: deadline for wood window installation
1362-1366 Randolph Rd Block 13, Lot 40 Fitz Randolph House	Robert Tolleson 1362-1366 Randolph Rd Plainfield, NJ 07060	4/26/13: Planning Division informs Inspection Division of a complaint that a window is boarded up.
1127 Watchung Avenue Block 638, Lot 9 Putnam-Watchung HD	Rashid Burney PO Box 86 Bedminster, NJ 07921	4/8/13: Inspections Division issues notice for removal of commercial vehicles and to repair and replace fence 5/10/13: 1 st zoning violation notice for outdoor storage of commercial vehicles 9/10/13: court date rescheduled to 10/10/13
1220 Watchung Avenue Block 821, Lot 23 Putnam-Watchung HD	William Rose 1202 Watchung Avenue Plainfield NJ 07061	8/13/13: 1 st zoning violation notice for removal and replacement of front porch railing without a CA 8/26/13: issue 2 nd zoning violation notice 9/12/13: court summons- court date 10/1/13
808 3 rd Place Block 828, Lot 4 Crescent Area HD	Rocco Paternostro 8 Louis Court Edison, NJ 08820	9/10/13: front porch removed without building permits or CA

Discussion Items

1. Update on Lampkin House / Union County Grant Application

- No new news.

2. Update on Spanish Translation of Design Guidelines / Plainfield Cultural & Heritage Commission Application

- No new news.

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.

Open Public Meeting

Jane Massey of 1410 Evergreen Avenue asked if there was any update on 810 Central Avenue- specifically if the owner has submitted any application for a veterans home. Mr. Bauman said no applications have been submitted to the Planning Division. Ms. Massey asked how the public can stay informed about this matter; Mr. Bauman said any public hearing requires notice in the Courier News at least 10 days prior to the hearing. Mr. Michelson said that the Van Wyck Brooks Historic District is keeping an eye on the property and they notify members through email.

Bernice Paglia of 127 East Seventh Street added that she tries to include legal notices to her blog if there is an application before the Planning or Zoning Board.

Adjournment of Regular Meeting

There being no further business, Mr. Michelson made a motion for adjournment, seconded by Mr. Galvin, all voted in favor, none opposed. The meeting adjourned at 8:45 PM

Respectfully submitted,

Scott Bauman

Scott Bauman, AICP, PP
Principal Planner / HPC Secretary, Plainfield Planning Division
Prepared: October 15, 2013

HPC Approved: October 22, 2013