



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



Adrian O. Mapp, Mayor

Sandra Gurshman, Chairwoman  
 Lawrence Ferrara, Vice Chairman

**MEETING MINUTES OF THE PLAINFIELD HISTORIC PRESERVATION COMMISSION**  
**DECEMBER 16, 2014, 7:30 PM, CITY HALL 1<sup>ST</sup> FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NJ**

**CALL TO ORDER AND PUBLIC NOTICE**

Chairwoman Sandy Gurshman called the regular meeting of the Plainfield Historic Preservation Commission to order at 7:31 PM and in conformance with the Open Public Meetings Act read aloud the following: “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 February 8, 2014, and the notice of this meeting was posted in the City Clerk and Planning Division offices.”

2014 Historic Preservation Commission Name, Class Designation (Term Ends)	1/28/14	2/25/14	3/25/14	4/22/14	5/27/14	6/24/14	7/22/14	8/26/14	9/23/14	10/28/14	11/18/14	12/16/14
Lawrence Ferrara, Class C (12/31/14)	X		X	X	X	X	X		X			n/a
James Galvin, Alternate #1, Class A (12/31/14)	X		X									
Sandra Gurshman, Class B (12/31/14)	X		X	X	X	X	X	X	X	X		X
William Michelson, Class B (12/31/14)	X		X	X	X	X	X	X	X			X
Bill Garrett, Class B (12/31/15)	X			X	X	X		X	X	X		X
Patricia Turner Kavanaugh, Class C (12/31/15)	X		X	X		X		X	X	n/a		n/a
Jan Jasper, Class C (12/31/16)			X		X		X			X		
Elizabeth King, Class C (12/31/16)	X		X	X	X	X	X	X	X			X
John Favazzo, Class A (12/31/17)	n/a		n/a	X	X	X	X		X	X		X
Larry Quirk Class A (12/31/17)	n/a		n/a	X	X	X	X	X	X	X		X
Regular Member #9 VACANT (unexpired term ending 12/31/15)												
Alternate Member #2 VACANT (2 year term)												

*February 25 and November 18 meetings were cancelled*

**PRESENTATION OF OCTOBER 28, 2014, MEETING MINUTES**

Mr. Quirk made a motion to approve the October 28, 2014, meeting minutes as presented; Mr. Garrett seconded the motion and it was approved unanimously by voice vote. Mr. Michelson and Ms. King abstained from voting.

**NEW BUSINESS**

**1. Resolution in Recognition of Distinguished Service for Gail Hunton**

Commission Secretary Scott Bauman read aloud into the record the following:

**NEW BUSINESS (continued)**

**PLAINFIELD HISTORIC PRESERVATION COMMISSION RESOLUTION IN  
RECOGNITION AND PROFOUND APPRECIATION OF DISTINGUISHED  
SERVICE BY GAIL HUNTON**

**WHEREAS**, Gail Hunton has served with distinction as the historic preservation consultant to the Plainfield Historic Preservation Commission since the early 1980s at the grass roots beginning of the historic preservation movement in Plainfield; and,

**WHEREAS**, Throughout her tenure as historic preservation consultant, Gail Hunton served with honor and professional integrity, taking on assignments in addition to the monthly Commission meetings, and earning the high regard and recognition of all who worked with her; and,

**WHEREAS**, Gail Hunton played a major role in preserving public and privately-owned historic properties and guided the expansion of historic districts in Plainfield; she authored "Survey of Historic Building Resources" in 1985, the 1988 and 2007 versions of "Design Guidelines for Historic Districts and Sites"; and,

**WHEREAS**, Gail Hunton contributed to the research and preparation to the city's historic preservation ordinance which receives statewide recognition as an example for New Jersey municipalities to follow.

**NOW THEREFORE, BE IT RESOLVED**, that the Plainfield Historic Preservation Commission hereby expresses its sincere appreciation to Gail Hunton for her dedication and devotion in improving the lives of the citizens and historic properties of Plainfield during her services as historic preservation consultant, and wishes her continued success in all her future endeavors.

**BE IT FURTHER RESOLVED**, that this statement of appreciation be appropriately inscribed and conveyed to Gail Hunton, with a copy to be included in the official minutes of the December 16, 2014, meeting of the Historic Preservation 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 December 16, 2014.

Mr. Michelson made a motion to adopt the resolution as read; Ms. King seconded the motion and it was approved unanimously by voice vote. Several Commission members thanked Ms. Hunton for the work she has done for the city; Ms. Hunton thanked the Commission and reflected on highlights from her tenure as the city's historic preservation consultant.

**2. Adoption of 2015 Meeting Calendar of the Historic Preservation Commission**

Mr. Michelson made a motion to adopt the 2015 meeting calendar of the Historic Preservation Commission as follows: January 27, February 24, March 24, April 28, May 26, June 23, July 28, August 25, September 15, October 27, November 17, December 15, and January 26, 2016. The meetings are held at Plainfield City Hall, Library Meeting Room, 515 Watchung Avenue, and the meetings begin at 7:30 PM. Ms. King seconded the motion and it was approved unanimously by voice vote.

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**3. New Certificate of Appropriateness Applications**

**A. HPC 14-16. 340-344 Franklin Place. Block 642, Lot 28. Crescent Area Historic District**

Mr. Bauman announced that the applicant performed the required notification to property owners within 200 feet of the property and the Commission has jurisdiction to hear the application. Louise and Raymond Ochse of 455 Valley Road, Watchung, introduced themselves to the Commission as the new owners of 340 Franklin Place. Mr. and Mrs. Ochse informed the Commission that they are proposing the following work to 340 Franklin Place:

1. Removal of existing slate roof and replacement with GAF Slateline asphalt shingles;
2. Installation of new half-round painted aluminum gutters and downspouts;
3. Addition of new gable roof to existing truncated dormer (driveway side of house) to match adjoining dormer;
4. Repair of existing wood windows; replacement of deteriorated wood sash windows with new wood sash windows to match;
5. Installation of a 6 foot tall wooden board on board fence at rear and side yards as shown on site plan submitted with application; and
6. Repairs to existing wood siding.

Mr. Ochse explained to the Commission how he intends to fasten the gutter system to the house; several houses in the neighborhood employ the same system. Mr. Ochse informed the Commission that there is a dormer that is missing a gable and he would like to add a matching dormer, which would be identical to a nearby house. Ms. Ochse said they are continuing to meet with an architect to design the 8 foot wide wrap-around porch and that they need additional time to prepare plans; the Commission and the Ochse's agreed to bifurcating the application and carrying the porch plans to the April 28, 2015 meeting. Existing wood windows will be re-glazed, and any new windows will be wood. Commission members requested a copy of the wood window specification sheet. The fence will be installed in the spring, and the driveway / parking area is being reconstructed to reflect the elimination of a proposed addition that was previously approved by the Zoning Board of Adjustment when the previous owner obtained approval for the four-family dwelling.

Chairwoman Gurshman opened the meeting to the public. No one from the public commented on the application. Mr. Michelson made a motion to bifurcate the application, carrying the wrap-around porch to the April 28, 2015 meeting, and to approve the remaining application as presented by the applicant with the condition that the applicant provide the Planning Division with specification cut sheet for the new wood windows. Mr. Quirk seconded the motion and a motion passed by voice vote.

**B. HPC 14-17. 801 Park Avenue. Block 828, Lot 1. Crescent Area Historic District**

Michael Wenbo of 364 College Drive, Edison, and Na Sun of 827 Johnston Drive, North Plainfield introduced themselves to the Commission as owners of 801 Park Avenue. Carlos Sanchez of 108 Crescent Avenue introduced himself to the Commission as the contractor for the job. Mr. Bauman announced that the applicant informed him that he performed the required notification to property owners within 200 feet of the subject site, but he did not have a completed notice with him for the file. The Historic Preservation Commission agreed to hear the application on the condition that the applicant provide Mr. Bauman with a copy of the meeting notice that was distributed by the applicant.<sup>1</sup>

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<sup>1</sup> The applicant subsequently provided Mr. Bauman with proof of notice and it was in good order.

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Mr. Wenbo explained the damage to the gutters and roof- the slate is in good condition and will be preserved- broken slate shingles will be replaced with new slate shingles. The Commission and Mr. Wenbo discussed the condition of the existing flashing- how it will be repaired on the east and west elevations, and replaced on the north and south elevations. The Commission and the applicant discussed different types of molding proposed- egg and dart versus dentil.

Chairwoman Gurshman opened the meeting to the public. No one from the public commented on the application. Chairwoman Gurshman closed the public portion of the meeting.

Mr. Quirk made a motion to approve the application as follows:

1. Repair existing slate roof and replace damaged shingles with new slate shingles where necessary;
2. Repair existing built-in gutters and replace in kind where necessary; and
3. Repair existing wood soffit, brackets and decorative trim and replace where necessary with similar material and design as per attached drawing.

Mr. Garrett seconded the motion and it was passed unanimously by voice vote.

C. HPC 14-18. 440 West Eighth Street. Block 764, Lot 10. Van Wyck Brooks Historic District

Mr. Bauman announced that the applicant performed the required notification to property owners within 200 feet of the subject site and the Historic Preservation Commission has jurisdiction to hear the application.

Applicant/owner Stephen McArthur of 505 West Eighth Street, Plainfield, introduced himself to the Commission. Mr. McArthur informed the Commission that he is proposing to remove a damaged brick foundation wall and temporary wooden posts on an existing porte-cochere and reconstruct the wall using reinforced concrete block, and install four (4) new 8-inch diameter PermaCast columns with Doric cap and base at the porte-cochere foundation wall, as per the cut sheets he submitted with application. The porte-cochere was struck by a truck and is in need of repair.

Mr. McArthur said the porte-cochere wall is brick, but he would like to replace it with a cinderblock wall- the cinderblock wall will be stronger, faster to install, and easy to maintain- Mr. McArthur wants to give the cinderblock wall a parge finish and add a limestone tread to the top. The original porte-cochere wood columns are in storage in the basement but are not re-usable, 4x4 pressure-treated wood boards are in place now on a temporary basis.

Ms. Hunton commented that the wall is 16 inches wide and the cinderblocks are 8"x8"x16"- what is mostly done is to construct an inner section with cinderblock and then face it with brick. Mr. McArthur said the brick facing would take away from the strength of the cinderblock wall. The Commission and Mr. McArthur discussed brick veneering. Ms. Hunton asked Mr. McArthur if there is any other parged masonry on the house; Mr. McArthur said there is no other parged masonry on the house. Ms. Hunton said she was comfortable with the parging- the foundation as it is now does not meet code, and she would not like to see the outline of the concrete block on any new wall- the parging will give the wall a smooth look.

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Ms. Hunton asked how many new columns are proposed; Mr. McArthur replied “four”. Mr. Michelson asked Mr. McArthur what the PermaCast columns are made of; Mr. McArthur responded “wood composite”.

Chairwoman Gurshman opened the meeting to the public. Janet Evans of 421 West Seventh Street said she is here because she received a public meeting notice; she commented on the past experiences she has had with Mr. McArthur following Superstorm Sandy- she did not comment about the proposal. Brian Munroe of 313 Franklin Place asked if the parging will be made to look like brick; Mr. Favazzo said parging the cinderblock will not make the wall look like brick. Chairwoman Gurshman closed the public portion of the meeting.

Mr. Michelson made a motion to approve the reconstruction of the masonry wall with cinderblock with brick siding on both sides, and the PermaCast columns are approved as proposed- the applicant will revise his drawings and provide Mr. Bauman with a copy that he will distribute to the Architectural Review Subcommittee. Mr. Quirk seconded the motion, and it was unanimously approved by voice vote. After further discussion, Mr. Michelson amended his motion to include the replacement of six (6) columns and two (2) half columns on the house side of the porte-cochere if Mr. McArthur’s budget allows; Mr. Quirk seconded the amended motion and it was passed unanimously by voice vote.

## **DISCUSSION**

### **1. 2015 Historic Preservation Commission Proposed Budget**

Mr. Bauman informed the Commission that the Planning Division submitted a proposed budget of approximately \$3,000, which does not include outside consulting services. Mr. Bauman will keep the Commission updated on this matter as it progresses in 2015.

### **2. 2015 Historic Preservation Consultant Selection**

Mr. Bauman informed the Commission that public notice for solicitations for proposals for professional services was advertised on November 5, and RFPs are due to the City on December 18, 2014. Once a qualified list of consultants is obtained, the Commission can select a consultant- this will be discussed at the January Commission meeting.

### **3. Lampkin House on 852 Terrill Road**

Mr. Bauman informed the Commission that historic preservation consultant Dennis Bertland submitted a Phase 1 interim report for Criterion D significance potential- a copy of this report was included in the meeting packet.

## **COMMITTEE REPORTS**

### **1. Community Outreach / Historic Preservation Awareness Committee**

- Postcards. Mr. Bauman reported that the postcards were distributed in November and he has received several positive phone calls and emails about them. Chairwoman Gurshman thanked Ms. King, Ms. Jasper, and Mr. Favazzo for their work on this project.
- Spanish Translation of the Design Guidelines for Historic Districts and Sites. Mr. Bauman reported that the translation is nearly complete and the Commission should have a draft version to view at the January meeting.

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**COMMITTEE REPORTS (continued)**

1. Community Outreach / Historic Preservation Awareness Committee (continued)
  - Revising Multiple Listing Service (MLS) forms to include historic designations. No report.
2. Ordinance Revision Committee. No report.
3. Architectural Review Committee. Chairwoman Gurshman provided the Commission with a summary of the properties that the Architectural Review Committee inspected in November and December.
4. Planning Division Report. Mr. Bauman said there is no monthly report in the meeting packet but a report covering the entire 2014 year will be submitted soon.

**ADJOURNMENT**

There being no further business, Ms. King made a motion for adjournment, seconded by Mr. Michelson; all voted in favor, none opposed. The meeting adjourned at 9:08 PM

Respectfully submitted,

*Scott Bauman*

Scott Bauman, AICP, PP

Principal Planner / HPC Secretary, Plainfield Planning Division

Prepared: January 20, 2015

Approved by the Historic Preservation Commission: February 24, 2015