

Plainfield Historic Preservation Commission

John Grady, Chairman

Scott Bauman, PP, Secretary

William Nierstedt, PP / AICP- Planning Director

Interoffice Memorandum

TO: Jocelyn Pringley, Director - Division of Inspections

FROM: Scott Bauman, PP- Principal Planner / Historic Preservation Commission
Secretary- Division of Planning & Community Development

DATE: August 3, 2004

RE: Determination of the Requirement for a Certificate of Appropriateness
187-191 North Avenue; Block 313, Lot 11
North Avenue Historic District; 1886 / 3-story Commercial Building

CC: Patricia Ballard Fox, Deputy City Administrator / Economic Development
Joseph Minarovich, City Construction Official
John Grady, Chairman- Plainfield Historic Preservation Commission
Ferdinand M. Hamada- LLG Architect

On Tuesday, July 27, 2004 the architect for the owner of 187-191 North Avenue informed me that the Inspections Division referred him to the Historic Preservation Commission since he is proposing to replace a rubber membrane flat roof atop of a 3-story commercial building with an EPDM flat rubber roof (see attached letter). Since the roof is flat and it is located on the third story of the building, a Certificate of Appropriateness is not required since the work is not subject to public view.

Please feel free to issue the required permits required for this proposal. Thank you for your cooperation with this matter. If you have any questions do not hesitate to contact me at 753-3580.

Enc.



CITY OF PLAINFIELD

HISTORIC PRESERVATION
COMMISSION
PLAINFIELD CITY HALL
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NEW JERSEY 07060
(908) 753-3580 - FAX (908) 226-2587
WWW.PLAINFOELD.COM



Sandra Gurshman, Chairwoman
Robert T. Scott, Vice Chairman

TO: Joseph Minarovich, Construction Official

FROM: Sandra J. Gurshman, Chairwoman, Historic Preservation Commission

RE: Notice of Unsafe Structure / Imminent Hazard
187-191 North Avenue; Block 313, Lot 11; North Avenue Historic District

DATE: May 1, 2009

On April 28, 2009 the Historic Preservation Commission reviewed your Notice of Unsafe Structure and Notice of Imminent Hazard violations related to 187-191 North Avenue. Both violation notices state the parapet on the building front is in danger of falling and must be addressed immediately.

The HPC heard testimony from City Engineer Randy Laks of Remington Vernick about the building and the threat to public safety brought on by the parapet. After hearing from Mr. Laks the HPC agrees that the parapet poses a danger and is a threat to public safety. The HPC recommends removal and salvage of the parapet with the following conditions:

1. The building needs to be assessed by a structural engineer and properly secured so as to avoid any further water or structural damage, including covering all holes in the roof and ensuring that the existing interior drains (if any) are functioning properly.
2. Photographs and measured drawings should be made of the existing conditions of the corbelled parapet - one side section, and one front section drawing. Copies of the drawings and photographs should be kept with the Construction Official and the Historic Preservation Commission, care of the Planning Division. The drawings are crucial for future reconstruction.
3. The persons who will perform the removal of the parapet should have experience in working with selective removals on historic buildings.
4. Salvage the date block should it be necessary to remove it as part of the parapet removal.
5. The City should provide the HPC with periodic updates at six month intervals.

After an inspection of the building, a Commission member noted that the cast iron band across the front of the building that has chains coming off of it which holds up the canopy over the

entrance is coming away from the brick façade. You may want to inspect this feature and its removal may be necessary as well.

If you or anyone in your office is planning a closer inspection of the roof, please contact me- a Commission member has expressed an interest to accompany the inspector to observe the site conditions.

187-191 North Avenue is significant not just as an individual property, but also as part of the cohesive historic fabric of the North Avenue Historic District. Our cooperative efforts in saving this building from further damage will help stabilize the North Avenue Historic District and support property values.

Thank you for keeping the HPC informed on this situation and we look forward to working with you. If there is anything the Historic Preservation Commission can do to assist, please do not hesitate to ask us.

cc: Jennifer Wenson Maier, Director- Public Works & Urban Development
William Nierstedt- Planning Director
Plainfield Historic Preservation Commission
Randy Laks, Remington Vernick Engineers
Oscar L. Turk, Jr., Director of Inspections



CITY OF PLAINFIELD

HISTORIC PRESERVATION
COMMISSION
PLAINFIELD CITY HALL
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NEW JERSEY 07060
(908) 753-3580 - FAX (908) 226-2587
WWW.PLAINFIELD.COM



Sandra Gurshman, Chairwoman
Robert T. Scott, Vice Chairman

TO: Joseph Minarovich, Construction Official

FROM: Sandra J. Gurshman, Chairwoman, Historic Preservation Commission

RE: Follow Up on 4/28/09 Notice of Unsafe Structure / Imminent Hazard
187-191 North Avenue; Block 313, Lot 11; North Avenue Historic District

DATE: October 6, 2009

Please accept this memorandum as a follow up to my May 1, 2009 memorandum (attached) in which I acknowledged your issuance of your 4/28/09 Notice of Unsafe Structure and Notice of Imminent Hazard violation concerning 187-191 North Avenue. Both violation notices stated the parapet on the building front is in danger of falling and must be addressed immediately.

On April 28, 2009 the Historic Preservation Commission heard testimony from the City Engineer about the building and the threat to public safety brought on by the parapet. In my May 1 memorandum to you the HPC recommended removal and salvage of the parapet with conditions.

I have not received a response from you or those copied on my May 1 memorandum. I also note that the parapet has not been removed. Has the public safety situation been abated? Condition #5 in my May 1 memorandum stated that the City should provide the HPC with periodic updates at six month intervals. Please provide me an update on this matter by October 30, 2009.

187-191 North Avenue is significant not just as an individual property, but also as part of the cohesive historic fabric of the North Avenue Historic District. Our cooperative efforts in saving this building from further damage will help stabilize the North Avenue Historic District and support property values.

Thank you for keeping the HPC informed on this situation and we look forward to working with you. If there is anything the Historic Preservation Commission can do to assist, please do not hesitate to ask us.

cc: Jennifer Wenson Maier, Director- Public Works & Urban Development
William Nierstedt- Planning Director
Plainfield Historic Preservation Commission
David Magno, Remington Vernick Engineers, c/o Cynthia Smith
Oscar L. Turk, Jr., Director of Inspections