



Adrian O. Mapp, Mayor

CITY OF PLAINFIELD
HISTORIC PRESERVATION COMMISSION
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William H. Michelson, Chairman
Lawrence T. Quirk, Vice Chairman

PLAINFIELD HISTORIC PRESERVATION COMMISSION
MEETING AGENDA: APRIL 28, 2015; 7:30 PM
CITY HALL 1ST FLOOR LIBRARY MEETING ROOM; 515 WATCHUNG AVENUE, PLAINFIELD, NEW JERSEY

CALL TO ORDER

OPEN PUBLIC MEETING STATEMENT

In compliance with the Open Public Meetings Act, this is a regularly scheduled meeting of the Historic Preservation Commission of the City of Plainfield. Adequate notice of this meeting was given in accordance with the Open Public Meetings Act, the annual meeting schedule was published in the Courier-News on January 1, 2015, and copies of the meeting schedule are posted in the offices of the City Clerk and Planning Division.

ROLL CALL

PRESENTATION OF MEETING MINUTES

1. Presentation of March 24, 2015 regular meeting minutes

UNFINISHED BUSINESS

1. Carried Applications for Certificate of Appropriateness
 - A. Referral from the Board of Adjustment ZB 2015-06 & Certificate of Appropriateness HPC 2015-03
710 Belvidere Avenue; Block 903, Lot 2; Netherwood Heights Historic District. Otis Coney- Applicant and Owner
1st HPC hearing: 3/24/15. Construction of a single-family dwelling on a vacant lot; the proposal requires relief from bulk requirements.
 - B. Certificate of Appropriateness HPC 2014-16: 340 Franklin Place; Block 642, Lot 28
Crescent Area Historic District. Raymond & Louise Ochse- Applicant and Owner
1st hearing: 12/16/14. Installation of a new wooden wrap-around porch.
 - C. Certificate of Appropriateness HPC 2015-02: 177-185 North Avenue; Block 716, Lot 4
North Avenue Historic District. 177-175 North Avenue, LLC - Applicant and Owner
1st hearing: 3/24/15. Applicant has requested that the HPC carry the application to May 26, 2015. Proposed alteration to the shape and pitch of the existing roofline and addition of windows to convert attic space unit above the third floor on the "185" (right) side of the building to a residential apartment.

NEW BUSINESS

1. Presentation- National Register Nomination Update: Dolbeer-Ware House, 850 Terrill Road.
This project is made possible by a \$25,000 Preserve Union County matching grant award to the City of Plainfield in 2013 for the stabilization of the Dolbeer-Ware House.

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NEW BUSINESS (CONTINUED)

2. Certificate of Appropriateness HPC 2015-11: Green Brook Park Bridge, Block 223, Lot 1
Listed on the State & National Registers of Historic Places in 2004. County of Union- Applicant and Owner
Install a new timber pedestrian bridge in the Green Brook Park.
3. Certificate of Appropriateness HPC 2015-05: 212-224 Park Avenue; Block 245, Lot 7.02
North Avenue Historic District. Certified Green Property One, LLC- Applicant and Owner
Install a 2'-8" overhang fabric awning above the first floor commercial spaces. The awning will measure 9 feet from ground floor grade to the lowermost portion of the awning.
4. Certificate of Appropriateness HPC 2015-06: 134-136 North Avenue; Block 314, Lot 8
North Avenue Historic District. 134-136 North Avenue, LLC- Applicant and Owner
Install a 3' overhang fabric awning for the first floor commercial use. The awning will measure 8'-10" from ground floor grade to the lowermost portion of the awning. The awning will be 76.8 square feet.
5. Certificate of Appropriateness HPC 2015-07: 138-144 North Avenue; Block 314, Lot 9
North Avenue Historic District. 138-144 North Avenue, LLC- Applicant and Owner
Install a 3' overhang fabric awning for the first floor commercial use. The awning will measure 8'-2" from ground floor grade to the lowermost portion of the awning. The awning will be red to match the brick facade.
6. Certificate of Appropriateness HPC 2015-08: 226-232 Park Avenue; Block 245, Lot 8
North Avenue Historic District. Next Step to Collins Avenue, LLC- Applicant and Owner
Install a 2'-8" fabric awning for the first floor commercial spaces. The awning will measure 8' from ground floor grade to the lowermost portion of the awning.
7. Certificate of Appropriateness HPC 2015-04: 600 Cleveland Avenue; Block 837, Lot 1
Listed on the State & National Registers of Historic Places in 2001. Grace Episcopal Church- Applicant and Owner
Install a 5' x 5' freestanding sign with lettering cabinet. The existing sign is being removed and the new sign will be located at the corner of Cleveland Avenue and East Seventh Street.
8. Certificate of Appropriateness HPC 2015-09: 816 Madison Avenue; Block 716, Lot 4
Van Wyck Brooks Historic District. Vicky Griswold- Applicant and Owner
Remove slate shingle roof and install new asphalt shingle roof. Install "K" style gutters with round corrugated leaders.
9. Referral from the Zoning Board of Adjustment (ZB 2015-04) & Certificate of Appropriateness HPC 2015-10
827 3rd Place; Block 829, Lot 14; Crescent Area Historic District. Dimitris Pierce- Applicant and Owner
Construct an in-ground swimming pool with accessory 6-foot wood privacy / safety fencing. The application is scheduled before the Zoning Board of Adjustment on May 6, 2015. The proposal requires relief from the 35% maximum permitted impervious lot coverage requirement. The advice of the Historic Preservation Commission shall be a recommendation only, which may be approved, disapproved, or amended by the Board of Adjustment.
10. Approval of the Spanish Translation of the Plainfield Design Guidelines for Historic Districts and Sites

DISCUSSION

1. Status of Abbott Manor, 810 Central Avenue; Block 760, Lot 6; Van Wyck Brooks Historic District
2. Status of 117-125 North Avenue; Block 315, Lot 2; North Avenue Historic District

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DISCUSSION (CONTINUED)

3. New Historic Districts or the Possible Expansion of Existing Historic Districts
4. Revisions to the By-Laws of the Historic Preservation Commission

REPORTS

1. Community Outreach / Historic Preservation Awareness Committee
2. Ordinance Review Committee
3. Architectural Review Committee

PUBLIC COMMENT

ADJOURNMENT

THE NEXT SCHEDULED MEETING OF THE HISTORIC PRESERVATION COMMISSION IS MAY 26, 2015.