



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



Adrian O. Mapp, Mayor

William H. Michelson, Chairman  
 Lawrence T. Quirk, Vice Chairman

**MEETING MINUTES- PLAINFIELD HISTORIC PRESERVATION COMMISSION**  
**AUGUST 25, 2015, 7:30 PM, CITY HALL 1<sup>ST</sup> FLOOR LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, NJ**

**Call to Order and Public Notice**

Chairman William Michelson called the regular meeting of the Plainfield Historic Preservation Commission to order at 7:34 P.M. 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 January 1, 2015, and the notice of this meeting was posted in the City Clerk and Planning Division offices.”

2015 Historic Preservation Commission Name, Class Designation (Term Ends)	1/27/15	2/24/15	3/24/15	4/28/15	5/26/15	6/23/15	7/28/15	8/25/15	9/15/15	10/27/15	11/17/15	12/15/15
John Favazzo, Class A (12/31/2017)		X	X	X		X		X				
Bill Garrett, Class B (12/31/2015)		X	X				X	X				
Sandra Gurshman, Class B (12/31/2018)		X	X	X		X	X	X				
Jan Jasper, Class C (12/31/2016)		X		X			X	X				
Elizabeth King, Class C (12/31/2016)				X				X				
William Michelson, Class B (12/31/2018)		X	X	X		X	X	X				
Lawrence Quirk, Class A (12/31/2017)		X	X	X		X	X	X				
Gary Schneider, Class B (12/31/2015)		X	X	X			X	X				
Reginald Thomas, Class A (12/31/2018)		X	X	X		X		X				
Alternate Member #1 VACANT (2 year term)												
Alternate Member #2 VACANT (2 year term)												

*The January 27 and May 26 meetings were cancelled.*

*Also present: HPC Consultant Barton Ross, HPC Recording Secretary Scott Bauman, and Johnathan Kinney of the State Historic Preservation Office*

**Welcome Jonathan Kinney, State Historic Preservation Office**

Chairman Michelson welcomed to the meeting Jonathan Kinney of the New Jersey State Historic Preservation Office. Mr. Kinney thanked Chairman Michelson and the Commission for welcoming him to Plainfield.

**Presentation of July 28, 2015, Meeting Minutes**

Mr. Schneider made a motion to approve the July 28, 2015, meeting minutes as presented; Ms. Jasper seconded the motion and it was approved unanimously by voice vote. Commissioners King and Favazzo abstained from voting.

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**Unfinished Business**

**1. Carried Applications for Certificate of Appropriateness**

**A. HPC 2015-12: 825 Hillside Avenue; Block 630, Lot 22; Putnam Watchung Historic District**

Leandro Romero, L&A Contractors, LLC- Applicant; Donnell Howard- Owner

Neither the applicant nor the property owner was present. Ms. King made a motion to carry application HPC 2015-12 to the September 15, 2015, meeting; Mr. Garrett seconded the motion and it was approved unanimously by voice vote.

**B. HPC 2015-17: 816 Carlton Avenue; Block 639, Lot 7; Putnam Watchung Historic District**

Darryl Damon- Applicant and Owner

Commissioner Schneider recused himself from the hearing since he is a property owner within 200 feet of 816 Carlton Avenue. Mr. Bauman informed the Commission that the Applicant provided adequate public notice for the meeting.

Mr. Darryl Damon of 816 Carlton Avenue and his contractor Mr. John Clark of 1164 Park Avenue introduced themselves to the Commission. Mr. Damon told the Commission that he wishes to repair / rebuild the existing front porch steps and build new porch steps on the driveway side of the porch. The design of the new porch newel posts, railings, and spindles will match the house at 820 Carlton Avenue. Mr. Damon distributed pictures of the porch on 820 Carlton Avenue.

Mr. Clark described the porch ceiling as ½” wide tongue and groove wood, and the porch flooring will be 6.75” wide mahogany that will run perpendicular to the street. According to Mr. Clark, all other existing railings, brackets and porch posts will remain. Ms. Gurshman entered the meeting room at 7:48pm.

Chairman Michelson opened the meeting to the public; no one from the public commented on the application. Chairman Michelson closed the meeting to the public. Vice Chairman Quirk made a motion to approve HPC 2015-17, 816 Carlton Avenue to permit the replacement of the current existing front steps and the creation of new steps on the left side of the porch facing the driveway; the new porch steps will look like the porch depicted in the photograph of the porch at 820 Carlton Avenue. The bead board ceiling shall consist of 1.5” tongue and groove, which will be stained in dark mahogany to match the floor; the bead board ceiling will run perpendicular to the street. No latticework above or below the porch will be changed out, and decorative wood will be repurposed when practical. Commissioner Garrett seconded the motion and it was passed unanimously by voice vote with Commissioner Schneider abstaining from voting.

**New Business**

**1. New Applications for Certificate of Appropriateness**

**A. HPC 2015-20: 1009 Hillside Avenue; Block 811, Lot 24; Hillside Avenue Historic District**

William Kruse- Applicant and Owner

Mr. Bauman informed the Commission that the Applicant provided adequate public notice for the meeting. Mr. Kruse of 1009 Hillside Avenue introduced himself to the Commission; he said his proposal is to replace asphalt roof shingles with new Timberline 30 year asphalt roof shingles, and replace 9 upper floor wood frame windows with new Anderson Renewal style composite wood fiber / resin windows.

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Commissioner Gurshman asked about the condition of the gutters and soffits; Mr. Kruse replied that the K style gutters are “tired” and can be replaced in kind when replacing the roof shingles. Mr. Kruse added that the soffits are in excellent shape.

When asked if the new windows are manufactured from a material that is different from the existing wood windows, Mr. Kruse said that the new windows are made of a composite wood fiber resin. Mr. Kruse described the location of each window being replaced and added that all of the windows are six over one.

Commissioner Favazzo asked if there are storm windows over the existing windows; Mr. Kruse replied yes but with the new windows, the storm windows will no longer be needed.

Commission Consultant Barton Ross advised the Commission that at times older windows are sometimes needlessly replaced and repairing / upgrading the existing windows make sense. However, if the Commission approves the window replacement, Mr. Ross recommends that the Commission require the new windows have simulated divided lites. Commissioner Favazzo and Chairman Michelson both expressed their disapproval of snap on grilles and that true divided lites is preferable. The Applicant and the Commission continued their conversation concerning the differences in appearance between divided lites, simulated divided lites, and snap on grilles.

Chairman Michelson opened the meeting to the public; no one from the public commented. Chairman Michelson closed the public portion of the meeting. Mr. Ross outlined the choices for the Commission-true divided lite, simulated divided lite, or snap on grilles. Chairman Michelson asked each Commissioner for their opinion. Chairman Michelson said he does not like the snap in muntins, he prefers divided lite; Commissioner King agreed with Chairman Michelson. Commissioner Jasper said she has nothing else to add to the discussion. Commissioner Garrett prefers divided lite. Commissioner Favazzo said he wants to see estimates for popping in an interior frame.

After further discussion, Commissioner Favazzo made a motion to approve HPC 2015-20, 1009 Hillside Avenue- roof replacement as submitted with the provision that all gutter straps be nailed underneath the shingles, not above; and replacement window muntins must be simulated divided lites, permanently adhered to the glass with an interior spacer bar in between. Snap on plastic divider grilles are not allowed as a substitute. Ms. King seconded the motion and it was unanimously approved by voice vote.

**B. HPC 2015-21: 909 Madison Avenue; Block 758, Lot 32; Van Wyck Brooks Historic District**

Megan P. Willis- Applicant and Owner

Ms. Willis of 909 Madison Avenue introduced herself to the Commission and informed them that she is proposing to install 28 feet of 6-foot high aluminum picket style fencing with an arched accent between the right side of the house and the side property line.

Commissioners reviewed the property survey and the fence detail. Ms. Willis added that the new fence would be black in color. Chairman Michelson opened the meeting to the public; no one from the public made a comment, Chairman Michelson closed the meeting to the public. Vice Chairman Quirk made a motion to approve the proposal as submitted with no conditions, Commissioner King seconded the motion and it was unanimously approved by voice vote.

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**2. Informal Discussion: Plainfield YMCA Building, 518 Watchung Avenue; Civic Historic District**

Mr. Thomas recused himself from the informal discussion. Mr. Hans Lambart of 1873 Brookfield Street, Vineland NJ introduced himself to the Commission as the developer. Mr. Richard Ragan of 108 Muirfield Street in Morristown and Mr. Daniel Nicols of 33 Kings Highway North, Cherry Hill introduced themselves to the Commission as architects affiliated with the proposal.

Mr. Ragan explained that the upper 2 floors of the YMCA consists of 60 SRO (single room occupancy) rental units for individuals aging out of foster care; the YMCA is proposing to add a second and third floor addition to the building and reduce the number of SRO's to 30 units. A new entrance will be added to the first floor that will be visible from the street. The upper floor additions will be visible from East Sixth Street. The addition will replicate the building's massing, rhythm, and size of windows. The addition exterior will be stucco with a wood clad cornice. Cast stone embellishments will be reproduced using stucco. Mr. Ragan displayed floor plans of the proposal.

Vice Chairman Quirk asked why not clad the addition in brick; Mr. Ragan said the Secretary of the Interior suggests that additions not mimic the existing building but show intentional differences. When asked what the size of the SROs will be, Mr. Ragan replied between 369 and 557 square feet. The work schedule is to begin construction in early 2016.

Chairman Michelson opened the meeting to the public; no one from the public made comment. Chairman Michelson closed the public portion of the meeting and the representatives from the YMCA thanked the Commissioners for their time.

**3. Informal Discussion: Anthony Quelhas, re: 919 Madison Avenue (Van Wyck Brooks Historic District)**

Mr. Quelhas of 129 Morristown Road, Linden introduced himself to the Commission. Mr. Quelhas was in the process of re-facing the brick front steps of 919 Madison Avenue without a Certificate of Appropriateness. Mr. Quelhas said he bought the house last year and wants to improve its look, not change its look- he knew that the property was in the Van Wyck Brooks Historic District. Before he files for a formal Certificate of Appropriateness, Mr. Quelhas requested time to discuss his proposed improvements with the Commission.

Mr. Quelhas explained to the Commission his reasons for re-facing the front steps, his need for a new front door, and the introduction of concrete pavers and planters in the front lawn area. Commission members informed Mr. Quelhas that he has two years after a Certificate of Appropriateness is issued to finish the approved work. After further discussion, Mr. Quelhas thanked the Commission for their time and said that he will soon file an application for Certificate of Appropriateness.

**4. Facebook page for the Historic Preservation Commission**

Mr. Schneider summarized the work he performed on the Commission's Facebook page and made a motion that the Commission authorizes him to make the page "live" for public view. Vice Chairman Quirk seconded the motion and it was unanimously approved by voice vote.

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**Discussion**

**1. New Historic Districts or the Possible Expansion of Existing Historic Districts**

Chairman Michelson reported that he is planning to give a talk at an upcoming Netherwood Heights Historic District meeting about expanding the district- the group did not meet in August. Vice Chairman Quirk said the Van Wyck Brooks Historic District board is discussing going forward with expanding their own district; Vice Chairman Quirk briefly outlined the area of potential expansion and reiterated that this is still in the early stages. Chairman Michelson added that he continues to review the proposed St. Mary's Historic District documents from the Planning Division.

**2. Revisions to the By-Laws of the Historic Preservation Commission**

No update to report.

**3. 2016 CLG Grant Opportunity**

Mr. Kinney of the State Historic Preservation Office informed the Commission that CLG grants will be sent to municipalities in September; they will be due in January and grant awards will be made in February. Mr. Ross agreed to assist with the preparation of the grant application. Alicyn Doogan of 985 Kenyon Avenue asked Mr. Kinney the maximum grant award; Mr. Kinney replied \$25,000.

**Reports**

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

Spanish Translation of Design Guidelines: No update to report- Mr. Bauman reported in July that there is a delay in the release of the document regarding the Acknowledgements page of the guidelines. Once the matter is resolved, the document will be released to the public and posted on the city and the HPC's website.

**2. Ordinance Revision Committee**

No update to report.

**3. Architectural Review Committee**

Ms. Gurshman reported on the activities of the Architectural Review Committee for August.

**Adjournment**

There being no further business, Ms. King made a motion for adjournment, seconded by Mr. Garrett; all voted in favor, none opposed. The meeting adjourned at 9:45 PM

Respectfully submitted,

*Scott Bauman*

Scott Bauman, AICP, PP

Principal Planner / HPC Secretary, Plainfield Planning Division

Prepared: October 8, 2015

Approved by the Historic Preservation Commission: October 27, 2015