



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



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

**Adrian O. Mapp, Mayor**

**MEETING MINUTES- PLAINFIELD HISTORIC PRESERVATION COMMISSION**  
**MAY 24, 2016, 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 7:32 P.M. and in conformance with the Open Public Meetings Act read aloud the following: "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 30, 2016, and copies of the meeting schedule are posted in the offices of the City Clerk and Planning Division. I ask that everyone including Commission members please turn their cell phones to silence or vibrate and not take or send any electronic messages during this meeting."

**Roll Call**

2016 Historic Preservation Commission Name, Class Designation (Term Ends)	1/26/16	2/23/16 (cancelled)	3/22/16	4/26/16	5/24/16	6/28/16	7/26/16	8/23/16	9/27/16	10/25/16	11/15/16	12/20/16
<b>John Favazzo, Class A (12/31/2017)</b>	X		X	X	X							
<b>Bill Garrett, Class B (12/31/2019)</b>			X	X	X							
<b>Sandra Gurshman, Class B (12/31/2018)</b>	X		X	X	X							
<b>Jan Jasper, Class C (12/31/2016)</b>	X											
<b>Elizabeth King, Class C (12/31/2016)</b>	X			X	X							
<b>William Michelson, Class B (12/31/2018)</b>	X		X	X	X							
<b>Lawrence Quirk Class A (12/31/2017)</b>	X		X	X								
<b>Gary Schneider, Class C (12/31/2019)</b>			X	X	X							
<b>Reginald Thomas, Class A (12/31/2018)</b>			X		X							
<b>Alternate Member #1 VACANT (2 year term)</b>												
<b>Alternate Member #2 VACANT (2 year term)</b>												

*Also present: HPC Consultant Barton Ross, and HPC Recording Secretary Scott Bauman*

**Presentation of April 26, 2016, Meeting Minutes**

Ms. Gurshman made a motion to carry the April 26, 2016, meeting minutes to the June 28, 2016, meeting; Ms. King seconded the motion and it was approved unanimously by voice vote.

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**New Business**

**1. Historic Preservation Service Award**

Chairman Michelson announced the selection of Bernice Paglia as the recipient of the 2016 Historic Preservation Service award for furthering public education and awareness of the city's history and promoting its historic preservation. Chairman Michelson presented Ms. Paglia with a framed award and a gift certificate to a local restaurant. Ms. Paglia thanked the Commission and offered the following comment:

Good evening and thanks to the Historic Preservation Commission for this honor. I came to Plainfield in 1983 and soon became aware of its historic housing stock. For a year or so, I lived in one of the mansions on Millionaires Row, albeit in a very non-millionaire communal household. Daily I saw the craftsmanship of the 19th Century in the beautiful features of the house, including a built-in sideboard where we kept our many cookbooks, and a ballroom where we held our last party before disbanding.

Later I learned about Residents Supporting Victorian Plainfield and in 1986 even made one of the banners they carried in the annual Gay Pride parade in Greenwich Village. It was there that RSVP set up a gazebo and invited people to visit Plainfield for house tours in the 1980s. Many of the guests purchased historic homes and restored them.

While writing for the weekly newspaper Plainfield Today, I met Pegeen Fitzgerald while covering a designer showcase at Questover, one of many such events that benefited Muhlenberg and brought hundreds of visitors to Plainfield.

At the Courier News and later on the Plaintiff blog, historic preservation was one of my favorite topics. The AIDS epidemic of the 1980s robbed the city of some of its most ardent preservationists, but recently the movement has enjoyed new advocates and recognition. Plainfield's historic housing stock is still one of its main draws, both for home buyers and visitors and I am glad to have had a chance to tell people about it.

**2. Historic Preservation Project Award**

Chairman Michelson announced the selection of Jonathan and Christopher Steingraber as the recipient of the 2016 Historic Preservation Historic Preservation Project Award for stabilization and restoration work to the Coriell Mansion at 957 Central Avenue. Messers. Steingraber were not present to accept the award; Chairman Michelson tabled the presentation of the award to the June 28 meeting.

**3. Discussion and Adoption of Draft By-Laws**

Chairman Michelson introduced the newly revised draft by-laws; he added that the old by-laws are 25-30 years old and are not in conformity with the city ordinance. Chairman Michelson thanked the input of Mr. Ross, Mr. Bauman, Vice Chairman Quirk, and the Historic Preservation Commission. Commission members engaged in a discussion over how a pro-tem chair would be selected; after a lively discussion Chairman Michelson agreed to make changes and distribute the by-laws again in June.

**Discussion**

**1. 2016 Certified Local Government Grant: Expansion of Existing Historic Districts**

Chairman Michelson announced that the State Historic Preservation Office awarded Plainfield a \$24,500 no-match CLG grant to study the expansion of the Van Wyck Brooks and Netherwood Heights Historic Districts. The Commission will prepare an outline of tasks, timeframe, and how to help achieve the tasks.

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**2. Dolbeer-Ware House (Lampkin House): 850 Terrill Road. Block 921, Lot 15.02**

Mr. Ross informed the Commission that the nomination to the State and National Registers of Historic Places is scheduled for the July 21, 2016, meeting of the State Historic Sites Council. Mr. Ross informed the HPC that the city wants to foreclose on the property, then condemn and demolish the building. The city is concerned over liability once they take ownership. Commission members discussed options of dismantling the structure, studying and documenting it. After further discussion the Commission felt that the city cannot move forward with the nomination because of the continuing structural damage; Chairman Michelson agreed to contact the State Historic Sites Council requesting that the nomination consideration be withdrawn.

**3. Relocation of the Sutphen House: 201-209 West Second Street. Block 245, Lot 3**

Chairman Michelson informed the Commission that he has been engaged with the city in talks over relocating the Sutphen House as part of a redevelopment project in the downtown. Mr. Ross has studied the issues involved in relocation and provided the city with his expert opinion. Mr. Ross suggests a more thorough feasibility study before engaging in the movement of the building. The Commission will hear any Certificate of Appropriateness application for the removal and relocation of the Sutphen House.

**Reports**

1. Community Outreach Committee: Ms. Gurshman reported that she is working with the city IT Department on fixing missing links on the city's website concerning the Historic Preservation Commission.
2. Ordinance Review Committee: Mr. Bauman reported that he will soon begin drafting revisions to the city land use ordinance and that this topic will soon become active again.
3. Architectural Review: Mr. Bauman directed the attention of the Commission to their meeting packets where letters approving work that does not require a Certificate of Appropriateness are attached.

**Adjournment**

There being no further business, Ms. Gurshman made a motion for adjournment, seconded by Mr. Favazzo; all voted in favor, none opposed. The meeting adjourned at 9:19 PM

Respectfully submitted,

*Scott Bauman*

Scott Bauman, AICP, PP  
Principal Planner / HPC Secretary, Plainfield Planning Division  
Prepared: June 14, 2016

**Approved by the Historic Preservation Commission: June 28, 2016**