

**HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING JUNE 25, 2019**

**ROLL CALL**

Katherine Miller, Chair  
Wendy Schaefer (absent – excused)  
Laly Espinoza Kuga  
Scott Lamperti  
Janice Allen  
Steve McIntyre, Alternate No. 1  
Sherlock Bender, Alternate 2 (7:16 p.m.)

Also present:

Stephanie Sherwood, Recording Secretary

Call to order at 7:07 pm. Ms. Miller read the Compliance Statement.

**NEW BUSINESS**

1. **44 Grove Street – Jose Solis – Owner to provide status report.** Mr. Solis explained that he had to travel out of the country when his mother took ill which delayed the start of the project. He reported on his continued search for a reasonably priced historic door. The Commission members suggested he look into salvage yards for used doors. He confirmed that he would be ready to provide an update to the Commission at the August 20 meeting.

**INFORMATIONAL MEETINGS**

1. **28 Washington Avenue – William Myers (the contractor), 502 Woodland Avenue, Plainfield, NJ,** was present. Ms. Miller referenced the certificate of appropriateness issued in 2017 which indicated that the windows were to be replaced in kind. Mr. Myers explained that in order to accommodate the kitchen cabinets, he would need to decrease the length of the kitchen windows on the side of the house. He further explained the need to decrease the length of a bathroom window in order to accommodate the bathtub. He assured that the window sills would line up to match existing. Mr. Lamperti stressed the need to stagger the siding for an aesthetically pleasing look.

A discussion ensued regarding the thirty-six (36) inch replacement front door. The Commission members favored the use of a door, approximately fifty-four (54) inches in width, and more appropriate to the time period of the house. Agreeing, Mr. Myers assured that a door similar in size to the original and of an historic nature would be installed. He advised that the six small full diamond casement windows on the third floor would not be replaced.

Frank D'Amore, 40 Willow Avenue, North Plainfield, indicated that a change in size of any window would be considered an alteration to the architectural feature of the house.

Ms. Miller instructed the contractor to adhere to the following guidelines:

- Windows of a shorter length may be installed on the side of house in the kitchen and bathroom so long as the window sills line up and match existing windows
- All arch windows shall be replaced to match existing
- Eight (8) second floor top diamond patterned double hung wood windows shall be replaced in kind
- Six (6) third floor full diamond casement windows shall not be replaced
- Existing front door shall be replaced with an approximate fifty-four (54) inch wood historic door – Mr. Myers agreed to show Ms. Miller the front door before purchase or installation

Mr. Myers agreed to adhere to the above guidelines as well as those set forth in COA 01-11-01-2017 which may not have been discussed that evening.

## **PUBLIC COMMENT**

Frank D'Amore, 40 Willow Avenue, suggested that the Commission members review the New Jersey financial hardship law. Sharing his concerns regarding the property located at 151 Grove Street, the speaker explained that the owners had replaced a slate roof with imitation slate and they are now selling the house. He stressed the need to penalize those homeowners that choose to ignore the guidelines set forth in the certificates of appropriateness.

## **APPROVAL OF MEETING MINUTES**

Regular Meeting of May 28, 2019:

Aye: Lamperti, McIntyre, Bender

Abstain: Allen, Kuga, Miller

Motion to adjourn by Ms. Miller, seconded by Ms. Kuga and on voice vote carried unanimously.

Meeting adjourned at 8:25 pm.