

**HISTORIC PRESERVATION COMMISSION
REGULAR MEETING SEPTEMBER 24, 2019**

ROLL CALL

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

Also present:

Dominic DiYanni, Esq., Associate Borough Attorney
Stephanie Sherwood, Recording Secretary

Call to order at 7:05 pm. Ms. Miller read the Compliance Statement.

NEW APPLICATIONS

COA 01-09-24-2019, 104 Sycamore Avenue. Donald and Julia Starcke were sworn in. Mr. Starcke explained that the garage had been condemned by the Construction Official and they would like to have it demolished as soon as next week. The applicants then presented plans for a 12' x 24' prebuilt garage which would be smaller than the existing garage. The commission members advised that they would accept a smaller scaled garage, but favored the use of stucco walls and a carriage style garage door so as to maintain some of the architectural features of the existing garage. Ms. Starcke then presented pictures of the black aluminum scroll railing which would be installed on the front porch steps. A similar black aluminum scroll railing would be installed on the back porch steps. The applicants spoke of their plans to remove the asphalt driveway and install a gravel driveway in its place. They would also need to repair and/or replace the existing concrete driveway apron. The existing broken blue stone/slate sidewalk along Willow Avenue would be replaced with blue stone.

Frank D'Amore, 40 Willow Avenue, North Plainfield shared his displeasure with the plans for the new garage as the architectural features of the existing garage would be lost. He voiced his preference for a new garage using similar design and materials to the existing garage.

Ms. Schaefer made the following motion on Application 01-09-24-2019 for 104 Sycamore Avenue as presented by Donald and Julia Starcke.

Work to be done at 104 Sycamore Avenue:

We do approve:

- Demolition of the existing garage and removal of all debris
- Removal of existing asphalt driveway
- Installation of gravel driveway
- Installation of black aluminum scroll railings to the front and back porch steps and landings
- Replacement of existing broken blue stone/slate sidewalk on Willow Avenue with blue stone
- Repair and/or replacement of existing concrete driveway apron in kind

We do not approve:

- Installation of a 12' x 24' prebuilt garage which does not match the architectural detail and design of the existing garage. Applicants will reappear after they have researched garages with stucco walls and carriage style garage doors.

Seconded by Ms. Miller and on Roll Call carried all five voting aye.

Ms. Sherwood advised that the Certificate of Appropriateness would be ready within 7-10 business days.

OLD APPLICATIONS

COA 02-07-23-2019, 26 Willow Avenue. Angel Gutierrez and Carol Morales were not present. Ms. Miller explained that the July application for the construction of a garage had not been heard and the applicants still await direction. She reminded that the garage was not original to the house and had been demolished years ago. There are no pictures of the former garage and the details are unknown so the applicants used the neighbor's garage as a model for the architectural plans. Ms. Sherwood reminded that the commission had reviewed and discussed the plans at the May 28 meeting. At that time, they indicated their preference for cement board on all four sides of the garage to maintain uniformity and the use of garage doors which would have the appearance of barn doors.

The commission members now favored the use of stucco so that the garage would match the house. The garage doors must have the appearance of barn doors. Rather than a vent in the front peak, they favored a square window in the front which would be similar in appearance to the small gable windows in the house. The plans include a ridge vent and if necessary a vent could be installed in the back peak of the garage.

PUBLIC COMMENT

Frank D'Amore, 40 Willow Avenue, North Plainfield inquired after a status report for 109 and 110 Park Place as the properties continue to deteriorate. He suggested the commission members research the State Historic Preservation Office website to gather information on the financial hardship qualifications.

APPROVAL OF MEETING MINUTES

Regular Meeting Minutes of August 20, 2019 would be carried to the next regularly scheduled meeting.

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

Meeting adjourned at 8:55 pm.