

**HISTORIC PRESERVATION COMMISSION  
REGULAR (virtual) MEETING MARCH 30, 2021**

**ROLL CALL**

Janice Allen  
Sherlock Bender (absent)  
Stephen Harlan (absent)  
Laly Espinoza Kuga (absent)  
Scott Lamperti  
Steve McIntyre, Vice Chair  
Katherine Miller, Chair (absent – excused)  
Peter Beckman, Alt. No. 1

Also present:

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

Call to order at 7:05 pm. Ms. Sherwood read the Compliance Statement. Mr. McIntyre assumed the Chair as Ms. Miller was absent and excused.

**APPROVAL OF MEETING MINUTES**

Minutes of the Regular Meetings of December 15, 2020, January 2, 2021, and February 23, 2021 would be carried to the next regularly scheduled meeting.

**APPLICATIONS**

**COA 01-12-28-2020, 137-39 Grove Street.** Nelson Olovacha was sworn in to present his application and Mr. McIntyre shared photos of the house with everyone. Mr. Olovacha noted that the existing roof was in major disrepair. He would like to replace it with three tab gray asphalt shingles. The porch roof would be replaced with a metal roof. Noting that a flat rubber roof would also be appropriate, Mr. Lamperti stressed the need to replace and/or repair the wood trim under the eaves. Mr. Olovacha indicated he would like to remove the aluminum wrap from those windows that have it and repair the wood frames to match the original wood windows. Should the windows be beyond repair, he would replace with wood windows of the same size and dimensions as the originals.

Mr. McIntyre suggested repairing the Yankee gutters, specifically the one on the main roof above the front porch. He stressed that the arched windows on the third floor gable ends, one gable facing left and one facing the front, would have to be repaired in kind so as to maintain the architectural detail. The leaders may be removed and replaced with rounded leaders which would match the originals. Mr. Lamperti advised that the existing porch floor would need to be restored or replaced with wood tongue and groove flooring. Stressing that the stained glass window in the back of the house must be preserved, Mr. McIntyre stated that a clear glass pane may be added to the exterior for protection. Commenting that the entire roof may have severe rot and damage, Mr. Beckman applauded the applicant's ambition to take on the project.

Mr. DiYanni advised that the notification letter indicated that the house would be painted. Mr. Olovacha confirmed, stating that he would like to paint the house white with black trim and natural wood shutters. Mr. McIntyre requested that the antenna be removed from the roof and the chimney be secured. Mr. Lamperti added that the flashing may be aluminum or copper and the top of the chimney should be brick.

There were no questions from the audience.

Mr. McIntyre made the following motion for COA 01-12-28-2020 for 137-39 Grove Street as presented by Mr. Olovacha.

**Work to be done at 137-39 Grove Street:**

**We approve the following:**

- Porch roof shall be replaced with a metal roof or a flat rubber roof.
- Main roof shall be replaced with three tab dark gray asphalt shingles.
- Decorative wood trim supports under the eaves (corbels) shall be restored, if possible. If beyond restoration, they shall be replaced in kind to match original size and design.
- All rotted wood on the fascia and soffits shall be restored and/or replaced in kind.
- Aluminum cladding on window frames may be removed from windows in order to restore original frames.
- Windows beyond restoration shall be replaced with custom wood windows or Anderson A Series Architectural windows to match the original windows. All Windows on the first and second floors of the front and sides of the house shall be repaired in kind. Unless otherwise stated herein, any windows that need replacement must be custom made to match the original wood windows and shall remain the same size in terms of proportions, glazing, dimensions and

panes as the original windows. Building out or enlarging casings and surrounds or in-filling or otherwise altering frame size or shape or installing stock replacements is not permitted.

- Arched windows on the third floor front and side shall be repaired in kind to maintain the existing arch and architectural detail. The exterior window frames shall not change in size or shape. Glass panes may be installed to the interior for insulation.
- Main roof Yankee gutters shall be repaired or replaced in kind. Rounded leaders shall be installed to match original design.
- The existing brick foundation shall be repaired in kind.
- The existing porch floor shall be repaired or replaced with wood tongue and groove flooring.
- The stained glass window in the back of the house shall be preserved. Clear glass may be installed to the exterior of the window to protect it.
- Existing chimney shall be repaired with bricks extended to the top. Flashing shall be aluminum or copper.
- Antenna shall be removed from the roof.
- Existing fence may be replaced with a wood picket fence, a wrought iron fence or an aluminum fence that replicates wrought iron in the same footprint as existing. A fence permit is required.
- Existing asphalt driveway may be removed and replaced with two tire track strips of cobblestone. Each strip to be no more than 3 feet wide and strips to be 4 ½ - 5 feet apart, on their centers.
- The driveway apron shall be constructed using historic cobblestones, or tinted and stamped concrete using a cobblestone stamp pattern approved by the HPC. The apron shall be the width of the driveway at the sidewalk, and may spread out on both sides up to 1 ½ feet at the street.
- Sidewalk shall be rehabilitated with bluestone which may be obtained (at no cost) from the Borough supply. The section of sidewalk crossing the driveway shall be bluestone to match the sidewalk on both sides in width and pattern. Cobblestone driveway tire tracks can cross the sidewalk to touch the apron.
- When house is painted, two trim colors shall be used in addition to the main house color.

NOTE: If the bluestone lining the driveway is to be removed, dig it up in full pieces. The Borough will then pick it up.

Seconded by Mr. Lamperti and on Roll Call carried all four voting aye.

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

## **NEW BUSINESS**

1. Discussion of the Historic District Design Guidelines Outline. Mr. McIntyre indicated the topic would be carried to the next regularly scheduled meeting for final discussion.

## **PUBLIC COMMENT:**

Donald Starcke, 104 Sycamore Avenue, North Plainfield, referenced the last meeting and the Commission's discussion of his application. The speaker indicated they would need to obtain approval before renting the second floor apartment, part of which would be providing appropriate off-street parking for their tenants. Mr. McIntyre shared a draft plan for parking and Mr. Starcke agreed to take this under advisement before preparing a new drawing to submit to the Commission.

Frank D'Amore, 40 Willow Avenue, North Plainfield, shared his displeasure with the lack of enforcement throughout the Borough, especially the Historic District. Citing 120 Sycamore Avenue as an example, the speaker advised that had the Borough acted in a timely fashion, the house may have been repaired. Citing 104 Sycamore Avenue, specifically the garage, he indicated that had the Borough responded appropriately, the structure would have been salvaged.

Motion to adjourn by Mr. Beckman, seconded by Mr. Lamperti and on voice vote carried unanimously.

Meeting adjourned at 8:39 pm.