

Landmarks and Historic Preservation Commission
C/O Division of Planning and Community Development
920 Broad Street, Room 112
Newark, New Jersey 07102
Tel. 973-733-6204
Fax 973-733-4369

William Mikesell, AIA
Chairman

Michele Alonso, PP, AICP
Secretary

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

MEETING MINUTES

6:19:42-10:00:35pm

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION
Regular Public Meeting- Wednesday, January 8 2014
Location: Room 215 (Council Chambers)

Certification of Publication:

Commissioner Mikesell certifies publication in the Star-Ledger and the Jersey Journal, the official newspapers of the City of Newark.

Call to Order:

The regular monthly meeting of the City of Newark Landmarks and Historic Preservation Board was called to order by William Mikesell at 6:24:02 pm.

Roll Call:

In attendance were Commissioners Mikesell, Grossklaus, Torok, Hartman, Partyka, Scotland, Robinson and Moten, Commissioners Lendor, and White, were not present. The meeting was staffed by Michele Alonso, Walford Ennis, and Kevlin Taylor.

Approval of Minutes of December 4, 2013:

Approved

AYES: Mikesell, Grossklaus, Hartman, Moten, Partyka, Scotland, and Torok.

Abstention: Robinson.

7- 0- 1; with one abstention.

1. Communications

No Communications Presented.

2. Report on Enforcement Actions in Historic District:

None

3. Old Business:

a)

Address:	714-728 Dr. Martin Luther Blvd, 31-53 Longworth St, and 62-76 Spruce St
Historic District:	Individual Landmark
Application #:	H13-119
Application Date:	09/04/2013
Applicant:	Jennifer M. Carrillo-Perez, esq
Owner:	Centro Cristiano Calvario Inc
Description of Work:	Building 1 (714-728 Dr) will be used as administrative offices for the church and philanthropic social services organization center providing a community center, meeting space, will have minor repairs to the existing exterior windows (replacement of broken glass and screens). Interior renovations to the kitchen and bathrooms, and the replacement of all mechanical, electrical, plumbing and fire systems. Building 2 31(53 Longworth St) will continue with the permitted use as nursery school along with offering religious classes, meeting space, and after school programs.
Decision:	Approved with conditions
Conditions:	Applicant shall return to Commission for the following. 1. Carriage house side doors & Street fronting door, door side treatment and hardware. 2. Heating & Cooling system. 3. Exterior lighting. 4. Guard booth. 5. Signage.
Motion by:	D. Robinson
Second by:	R. Hartman
Vote:	7-0 in favor

b)

Address:	91 James Street
Historic District:	James Street Commons
Application#:	H13-150
Application Date:	10/25/2013
Applicant:	Felix Lopez Montalvo, esq
Owner:	Hiram Melendez, President Iglesia Dios Pentecostal M.I. Inc
Description of Work:	Reconstructing facade to resemble a church
Decision:	Applicant requested to be carried to the February 5, 2014 Regular meeting.

c)

Address:	41 Halsey Street
Historic District:	James Street Commons
Application#:	H13-159
Application Date:	11/20/2013
Applicant/Owner:	Anton & Everett, llc
Description of Work:	Applicant is requesting approval for sign that is already installed, that differs from the original approval
Decision:	Approved with conditions
Conditions:	2 Vinyl windows on Bleeker Street must be changed to wood to match other windows.
Motion by:	R. Hartman
Second by:	P. Torok
Vote:	7-0-1 in favor

d)

Address:	59 Halsey Street
Historic District:	James Street Commons
Application# :	H13-160
Application Date:	11/14/2013
Applicant:	Martin Weber
Owner:	Soo & Moghadam Co
Description of Work	Applicant would like to amend a change and add to the scope of work, applicant would like to change the style of Canvas Banner to an awning. The awning will use the same "Sunbrella" material over the metal frame. The shape will be as depicted in the attached picture. The dimensions are 212"W x 58" Slope x 10" H x 32" D. Logo, Address and phone number will be written on the awning. Applicant would also like to add to the scope of work which entails replacing the roll down gate. There are currently two gates that have a solid curtain on it. The replacement gates are as follows: (152" W x 130" H). They will have an open mesh.
Decision:	Approved with conditions.
Conditions:	Drawings must be corrected to show correct side elevation & height of skirt & all lettering dimensions. Sunbrella sample on color to be submitted. Awning to be installed below 1 st Floor cornice & existing lighting to remain. Roll down gate shall not cover existing window, Lettering .Gate shall be open mesh. Detail of how gate shall be attached to brick & wood shall be provided.
Motion by:	D. Scotland

Second by:	G. Moten
Vote:	8-0 in favor

e)

Address:	188 Market Street
Historic District:	Four Corners
Application#:	H13-163
Application Date:	11/21/2013
Applicant:	Martin Weber
Owner:	A & M Realty
Description of Work:	Scope of work includes Power wash facade of Property. Replace all windows on the facade with similar wood frame windows from Anderson. Repair, sand, and paint existing fire escape and install new ladder from third floor to the street level. Remove/change current signage on the second floor, repair cornice and repoint brick work.
Decision:	Some testimony taken adjourned to the Regular meeting of February 5, 2014

4. New Business:

f)

Address:	185 Market Street
Historic District:	Four Corners
Application #:	H13-169
Application Date:	12/11/2014
Applicant:	Ronald Franco- CAD Signs
Owner:	Richie Klein (Justash Realty
Description of Work:	Installing a new Non-Illuminated awning at store front
Decision:	Approved with conditions
Conditions:	New plan for attachment that does not damage limestone. Awning shall be located where current awning is. Skirt shall be six inches. Blade sign, bracket & upper story wall sign shall be removed. Walls after bracket/signs removed shall be repaired.
Motion by:	R. Hartman
Second by:	D. Scotland
Vote:	8-0 in favor

g)

Address:	214 Halsey Street
Historic District:	Four Corners
Application #:	H13-174
Application Date:	12/18/2013
Applicant:	Juan Cruz
Owner:	Fleet 214 Market Street llc
Description of Work:	New wrought iron Storefront, proposed up lighting, terra-cotta façade restoration, brick, repainting, cleaning, & repaired using approved Historic methods. New copper panels on storefront & new copper "Union National Bank". Building Sign in original location. New 3 rd floor small addition approx. 9' 2" x 19' 10"
Decision:	Approved with conditions.
Conditions:	1. Lattice detail, 2. Door details, 3. Framing around windows, Windows shall be added to front of addition facing terrace, 4. Copper material on elevation shall be reconsidered to be changed to masonry such as limestone or wrought iron shall be reviewed by Staff and Chairman.
Motion by:	D. Scotland
Second by:	R. Hartman
Vote:	8-0 in favor

h)

Address:	372-374 Ridge Street
Historic District:	Forest Hill
Application #:	H13-175
Application Date:	12/20/2013
Applicant/Owner:	Steve Sacco
Description of Work:	Repairs to Pool and to construct a new Garage
Decision:	Approved with conditions
Conditions:	Trellis on front of garage to cover siding from street view is recommended.
Motion by:	R. Hartman
Second by:	R. Partyka
Vote:	8-0 in favor

i)

Address:	522-524 Ridge Street
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Historic District:	Forest Hill
Application #:	H 13-177
Application Date:	12/27/2013
Applicant/Owner:	Kristin Burks
Description of Work:	Remove rotting, moldy and damage wood clapboard and shingle siding and replace all old siding with James Hardie cement fiber cement HZ5 lap and shingles siding 6 in exposure. House body color-sailcloth trim boards color-sailcloth, exterior trim in autumn tan or similar exterior paint color. Replace current exterior 60 x90 Wood Entry Door. Door is rotted unable to be securely locked replacing with similar frame solid wood door. Remove vinyl windows and replace with Anderson 400 series double-hung window exterior color-dark Bronze/Interior-White.
Decision:	Approved with conditions
Conditions:	Siding will be repaired with original material rather than total replacement. Vinyl windows approved, door with wood panel with no wrought iron approved, detail to be provided to staff.
Motion by:	R. Hartman
Second by:	R. Partyka
Vote:	8-0 in favor

j)

Address:	1020-1026 Broad Street
Historic District:	Four Corners
Application #:	H13-176
Application Date:	12/23/2013
Applicant/Owner:	Mark Bess, AIA-Project Manager
Description of Work:	New roofing at theater (not visible from streets). New elevators, (3). Renovated and up-graded toilet rooms. Replacements egress stairways located at the side elevations (parking area). Accessible entrances, handrails, etc. Renovated parking area and Egress lighting.
Decision:	Approved with conditions
Conditions:	Transoms shall match historic transoms framing. Research on original doors shall be done. Replicate urinals Demolition of west wall are approved. Replacement detail shall be reviewed by staff.
Motion by:	G. Moten

Second by:	D.Scotland
Vote:	7-0 in favor (Commissioner Robinson left at 09:24 pm

5. Adjournment 10:00:35 PM

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William Mikesell, AIA
Chairman

Michele Alonso, PP, AICP
Secretary

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

MEETING MINUTES

6:42:06-8:07:22pm

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION
Regular Public Meeting- Wednesday, February 19 2014
Location: Room 304 (Council Conference Room)

Certification of Publication:

Commissioner Mikesell certifies publication in the Star-Ledger and the Jersey Journal, the official newspapers of the City of Newark.

Call to Order:

The regular monthly meeting of the City of Newark Landmarks and Historic Preservation Board was called to order by William Mikesell at 6:24:02 pm.

Roll Call:

In attendance were Commissioners Mikesell, Lendor, Torok, Scotland, and Robinson. Commissioners Grossklaus, Hartman, Moten, Partyka, and White, were not present. The meeting was staffed by Michele Alonso, Walford Ennis, and Kevlin Taylor.

Approval of Minutes January 8, 2014:

Approved

AYES: Mikesell, Scotland, Robinson, and Torok, Abstention: Lendor.
4- 0- 1; with one abstention.

1. Communications

No Communications Presented.

2. Report on Enforcement Actions in Historic District:

None

3. New Business:

a)

Address:	43 Halsey Street
Historic District:	James Street Commons
Application #:	H13-138
Application Date:	10/11/2013
Applicant/ Owner:	Dorothy Olshfski
Description of Work:	The existing façade is clad with an artificially simulated stone that is essentially pasted onto the building exterior. The owner intends to make any necessary repairs to this existing exterior material. The owner also intends to remove the existing large picture window at the first floor that currently projects out from the line of the exterior wall. This large opening will be filled in with two new windows that align with the above windows at the 2 nd and 3 rd floors and the adjacent solid surfaces around windows will be filled in with new materials to match the existing simulated stone material that presently exists. The renovated façade will also include the following new elements- simulated stone masonry as previously mentioned; metal roof cornice; windows with metal frames, and metal shutters on both sides of the windows; main entrance door with window transom; metal guardrails; metal handrails; and decorative lighting. The project will also include any repairs to the existing exterior stairs that lead to the existing basement from the sidewalk.
Decision:	Approved with conditions
Conditions:	Colors shall be approved by design Review Committee (Benjamin Moore palette recommended). Windows shall be one over one. Transom shall be a single lite. Window manufacturer & color shall be verified and reviewed and approved by design review Committee. Building address shall be added .Either water table or a panel below 1 st floor windows shall be installed subject to design review Committee review.
Motion by:	D. Robinson
Second by:	D. Scotland
Vote:	4-0 in favor 1 abstention

b)

Address:	211-213 Elwood Ave
Historic District:	Forest Hill
Application#:	H14-005
Application Date:	01/13/2014
Applicant/Owner:	Idalia Solano

Description of Work:	Applicant wants to change the glass of the Porch, keeping the same style and configuration of the Porch. Will build 10" framing at the bottom and on it the glass divides in two sizes: down 15" high and up 70" high using Low/Argon glass,7100 series pictures, white, no screen.
Decision:	Applicant requested adjournment to Regular meeting of March 5, 2014

c)

Address:	300-302 Ridge Street
Historic District:	Forest Hill
Application#:	H14-011
Application Date:	01/23/2014
Applicant/Owner:	Exmil Gonzalez
Description of Work:	Redesign of existing deck & relocate exterior stairs, new gate & half wall at rear of house.
Decision:	Approved with conditions
Conditions:	Bars on all windows shall be removed, the new wall shall be no more 36" in height, wall & gate elevations and details shall be provided. Plan shall show site improvements & landscaping. Provide height of piers & possibly provide a reveal. Applicant shall consider removing the wall in the public R-O-W installed pre 2006.
Motion by:	A. Lendor
Second by:	D. Robinson
Vote:	5-0- in favor

5. Adjournment 8:07:22 PM

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NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

MEETING MINUTES

6:47-08:29pm

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION
Regular Public Meeting- Wednesday, March 5, 2014
Location: Room 215 (Council Chambers)

Certification of Publication:

Commissioner Mikesell certifies publication in the Star-Ledger and the Jersey Journal, the official newspapers of the City of Newark.

Call to Order:

The regular monthly meeting of the City of Newark Landmarks and Historic Preservation Board was called to order by William Mikesell at 6:48 pm.

Roll Call:

In attendance were Commissioners Mikesell, Torok, Hartman, Lendor and Moten, Commissioners Grossklaus, Partyka, Scotland, Robinson, and White, were not present. The meeting was staffed by Michele Alonso, Walford Ennis, and Kevlin Taylor.

Approval of Minutes of February 5, 2014:

Approved

AYES: Mikesell, Moten, Lendor, Torok. Abstention: Hartman, Moten
4- 0- 2; with two abstentions.

1. Communications

No Communications Presented.

2. Report on Enforcement Actions in Historic District:

None

3. Old Business:

a)

Address:	15 Washington Street
Historic District:	James Street Historic District
Application #:	H14-019
Application Date:	02/21/2014
Applicant:	Christopher Paladino, Washington Street University Housing Associates.
Owner:	Rutgers University, Newark Campus
Description of Work:	Amendment to rear facade entry.
Decision:	Approved with conditions
Conditions:	The Applicant shall submit alternative rear door designs to be approved by the NLHPC Design Review Committee.
Motion by:	A. Lendor
Second by:	G. Moten
Vote:	5-0 in favor

b)

Address:	188 Market Street
Historic District:	Four Corners
Application#:	H13-163
Application Date:	11/21/2013
Applicant:	Martin Weber
Owner:	A & M Realty
Description of Work:	Scope of work includes Power wash façade of property. Replace all windows on the façade with similar wood framed windows from Anderson. Repair, sand and paint existing fire escape and install new ladder from third floor to the street level. Remove/change current signage on the second floor, repair cornice and repoint brick work.
Decision:	Partial approval with conditions
Conditions:	The following is approved: cleaning of limestone per appropriate presentation methods, windows replacement with the conditions that a drawn detail shall be submitted and to be approved by staff.
Motion by:	A. Lendor
Second by:	R. Hartman
Vote:	5-0 in favor

c)

Address:	211-213 Elwood Avenue
Historic District:	Forest Hill
Application#:	H14-005
Application Date:	01/23/2014
Applicant/Owner:	Idalia Solano
Description of Work:	Applicant wants to change the glass of the Porch, keeping the same style and configuration of the Porch. Will build 10" framing at the bottom and on it the glass divides in two sizes: down 15" high and up 70" high using Low/Argon glass, 7100 series pictures, white, no screen.
Decision:	Some testimony taken. Applicant advised to submit clearer drawings. Adjourned to the Regular meeting of April 2, 2014 agreed by applicant.

4. New Business:

d)

Address:	588 Martin Luther King Jr. Blvd
Historic District:	Individual Landmark
Application #:	H14-013
Application Date:	01/28/2014
Applicant:	David Chatman Steward
Owner:	St. James A.M.E. Church
Description of Work:	The Church wants to remove six Religious Stain Windows and replace with six new stain glass windows matching the remaining stain glass windows in the church. The purpose for the removal and sale of the Tiffany stain glass windows in St. James Church is to help finance the building of the new St James Church.
Decision:	Applicant requested to be adjourned to the Regular meeting of April 2, 2014

e)

Address:	25 E. Abington Avenue
Historic District:	Forest Hill
Application #:	H14-016
Application Date:	02/10/2014
Applicant/Owner:	Jose Ferreria
Description of Work:	Alteration and expansion of an existing dormer and the addition of two new dormers to allow more light into the attic. The existing roofing is Spanish tiles.
Decision:	Some testimony taken. Applicant advised to revise dormers to be more

	complimentary to the building. Adjourned to the Regular meeting of April 2, 2014.
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5. Adjournment 08:29 PM

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NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

MEETING MINUTES

6:16-21pm

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION
Regular Public Meeting- Wednesday, April 2, 2014
Location: Room 215 (Council Chambers)

Certification of Publication:

Commissioner Mikesell certifies publication in the Star-Ledger and the Jersey Journal, the official newspapers of the City of Newark.

Call to Order:

The regular monthly meeting of the City of Newark Landmarks and Historic Preservation Board was called to order by William Mikesell at 6:16:21 pm.

Roll Call: 6:32:30 PM

In attendance were Commissioners Mikesell, Robinson, Lendor, and Partyka
Commissioner Grossklaus was in attendance, but left at 8:25pm
Commissioner Hartman was in attendance, but arrived at 6:34pm
Commissioner Scotland was in attendance, but arrived at 7:25pm
Commissioners Moten, Torok, and White, were not present.
The meeting was staffed by Michele Alonso, Walford Ennis, and Kevlin Taylor.

Approval of Minutes of March 5, 2014:

Approved
Motion made by Commissioner Lendor
Second Motion made by Commissioner Mikesell

AYES: Mikesell and Lendor
2- 0- 3; with three abstentions (Grossklaus, Partyka, Robinson)

1. Communications

No Communications Presented.

2. Report on Enforcement Actions in Historic District:

None

3. Approval and adoption of resolution for retention of Special Counsel Michele Donato 2013 contract amendment.

Motion by: R. Grossklaus
 Second by: R. Partyka
 Outcome: 5-0 Approved

4. **Old Business:**

a)

Address:	211-213 Elwood Avenue
Historic District:	Forest Hill
Application#:	H14-005
Application Date:	01/23/2014
Applicant/Owner:	Idalia Solano
Description of Work:	Applicant wants to change the glass of the Porch, keeping the same style and configuration of the Porch. Will build 10" framing at the bottom and on it the glass divides in two sizes: down 15" high and up 70" high using Low/Argon glass, 7100 series pictures, white, no screen.
Decision:	Applicant requested to be adjourned to the Regular meeting of May 7, 2014

b)

Address:	588 Martin Luther King Jr. Blvd
Historic District:	Individual Landmark
Application #:	H14-013
Application Date:	01/28/2014
Applicant:	David Chatman Steward
Owner:	St. James A.M.E. Church
Description of Work:	The Church wants to remove six Religious Stain Windows and replace with six new stain glass windows matching the remaining stain glass windows in the church. The purpose for the removal and sale of the Tiffany stain glass windows in St. James Church is to help finance the building of the new St James Church.
Decision:	Denied

Motion by:	R .Grossklaus
Second by:	R. Partyka
Vote:	5-1 in favor of denial

c)

Address:	25 E. Abington Avenue
Historic District:	Forest Hill
Application #:	H14-016
Application Date:	02/10/2014
Applicant/Owner:	Jose Ferreria
Description of Work:	Alteration and expansion of an existing dormer and the addition of two new dormers to allow more light into the attic. The existing roofing is Spanish tiles.
Decision:	Approved with conditions
Conditions:	Two proposed side dormers shall be removed from application, Yankee gutters shall be repaired. Original soffit and dentils shall be restored, Aluminum covering entrance portico shall be removed
Motion by:	R. Hartman
Second by:	A. Lendor
Vote:	6-0 in favor

5: New Business:

d)

Address:	212 Halsey Street
Historic District:	Four Corners
Application#:	H14-022
Application Date:	03/04/2014
Applicant:	Ricky Rodrigues
Owner:	Aboulenain Family LLC
Description of Work:	Alterations for a Pharmacy, remove & replace draw gates with one gate 90% mesh, 2' x 12' custom wood sign, replace glazing with new alum tempered glass storefront. Existing brick to be smoothed cement finish, color to match building exterior.
Decision:	Approved with conditions
Conditions:	No signs & lighting in approval, storefront will be an anodized mill finish.
Motion by:	R. Hartman

Second by:	D.Scotland
Vote:	7-0 in favor

e)

Address:	780-786 Broad Street
Historic District:	Four Corners
Application#:	H14-026
Application Date:	03/18/2014
Applicant:	Julian Hwang
Owner:	786 Broad Street realty
Description of Work:	New Sign application. Change bottom sign and add a new push through Channel Letter sign using the existing power source.
Decision:	Approved with conditions
Conditions:	The back sign panel shall be changed to a background with a matte finish. Background color shall be off-white & shall be approved by staff. Psychic sign & lighting associated shall be removed.
Motion by:	R. Hartman
Second by:	D. Scotland
Vote:	7-0 in favor

f)

Address:	84 Clinton Avenue
Historic District:	Lincoln Park
Application#:	H14-027
Application Date:	03/18/2014
Applicant:	Andrew Regenstreich, Community Asset Preservation Corporation
Owner:	Community Asset Preservation Corporation
Description of Work:	Refurbishing existing wooden cornice, repair/replace existing wood siding to match existing profile. Repair/replace existing wood molding to match existing profile. Restoration of existing brick steps and stoop ales. Replace existing slate roof with slate line product, restore windows. Build second floor addition in rear.
Decision:	Approved with conditions
Conditions:	For Staff review: Fence along Brunswick Street at street line shall be removed. Door on side of building shall be more decorative. For staff review and approval: Colors; entrance restoration; basement finishes; railing, stoop, and lattice work; storefront system at rear entrance.
Motion by:	D. Robinson
Second by:	A. Lendor

Vote:	7-0 in favor
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g)

Address:	192 Market Street
Historic District:	Four Corners
Application#:	H14-030
Application Date:	02/19/2014
Applicant/Owner:	GCL 192 Market Street, LLC
Description of Work:	Applicant proposes renovation of an existing seven story building into a mixed-used building consisting of thirteen studio units, commercial and retail use on the ground floor. Twelve of the residential will be located on the upper floors and the existing ground floor unit will remain behind the commercial use.
Decision:	Approved with conditions
Conditions:	Applicant shall return with HVAC and condenser design on any kitchen venting. To be approved by design review committee : Cleaning methods, any proposed gate will be internal & shall be open mesh, 2 side lights shall be added to each side of residential door and door shall be centered.
Motion by:	D. Scotland
Second by:	R. Hartman
Vote:	6-0 in favor

h)

Address:	614-706 Broad Street- Military Park
Historic District:	Military Park Commons
Application#:	H14-031
Application Date:	03/19/2014
Applicant:	George Roberts, Project Manager, Military Park Partnership
Owner:	The City of Newark
Description of Work:	Applicant is proposing to install a custom-built carousel in Military Park. The carousel would have a deck that would be 24 feet in diameter. It would feature 16 animals and 1 chariot, arranged in two rows. The animals would be custom carved and painted.
Decision:	Concept, but not location or design approved. Recommended by the majority of Commissioners to the State Historic Preservation Office.
Motion by:	R. Partyka
Second by:	R. Hartman
Vote:	4-2-0 in favor

i)

Address:	2 Center Street (One Theater Square)
Historic District:	Military Park Commons
Application#:	H14-032
Application Date:	03/19/2014
Applicant:	Carl E. Dranoff, President; Dranoff Properties
Owner:	New Jersey Performing Arts Center Corporation
Description of Work:	To construct a 22 story residential tower with retail on the ground floor. Corner element is proposed to be a simple glass (opaque spandrel glass) and painted metal panel (the light grey metal)
Decision:	Approved
Motion by:	A. Lendor
Second by:	R. Partyka
Vote:	6-0 Approved.

j)

Address:	124 Halsey Street
Historic District:	Military Park Commons
Application#:	H14-033
Application Date:	03/19/2014
Applicant:	Juan Cruz
Owner:	707 Broad Street Associates LLC
Description of Work:	Modification to existing storefront glazing system to include kawneer doors, on Cedar St. One new 6' concentric vent, 3 new louvers to replace existing windows on Cedar St, and one new louver connection to existing louver on Halsey St. All proposed louvers to match existing louver in color.
Decision:	Approved.
Motion by:	R. Hartman
Second by:	D. Scotland
Vote:	6-0 Approved

h)

Address:	17-19 William Street, 25-33, 35-37 and 39-41 Treat Place
Historic District:	Four Corners
Application#:	H14-034
Application Date:	03/20/2014

Applicant/Owner:	RBH-TRB West I Mezz, LLC
Description of Work:	Amendment for Building Eight and expansion of the footprint of the building for construction of new seven Story high, 81 Unit mixed use residential/retail building. Applicant received approval to demolish the existing building and construct an eight story high, 98 residential unit mixed-used building on July 17, 2013. Applicant seeks to reduce from 8 to 7 stories; from 98 to 81 units.
Decision:	Approved with conditions
Conditions:	Final brick and finishes color to be determined in field by staff & Board Commissioners.
Motion by:	R. Hartman
Second by:	A. Lendor
Vote:	6-0 Approved

6. Adjournment 10:43:50 PM

Landmarks and Historic Preservation Commission
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Secretary

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

MEETING MINUTES

6:27- 9:03 PM

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION
Regular Public Meeting- Wednesday, May 7, 2014
Location: Room 215 (Council Chambers)

Certification of Publication:

Commissioner Mikesell certifies publication in the Star-Ledger and the Jersey Journal, the official newspapers of the City of Newark.

Call to Order:

The regular monthly meeting of the City of Newark Landmarks and Historic Preservation Board was called to order by William Mikesell at 6:27:58 pm.

Roll Call: 6:29:05 PM

In attendance were Commissioners Mikesell, Grossklaus, Hartman, Moten, Scotland and Partyka

Commissioners Lendor, Robinson, Torok, and White, were not present.

The meeting was staffed by Michele Alonso, Walford Ennis, and Kevlin Taylor.

Approval of Minutes of April 2, 2014:

Approved

Motion made by Commissioner Scotland

Second Motion made by Commissioner Grossklaus

AYES: Mikesell, Hartman, and Partyka
5-0- 1; with one abstentions (Moten)

1. Communications

No Communications Presented.

2. Report on Enforcement Actions in Historic District:

Charles Diliberti from the Office of the Construction Code Official reported that violations were issued for 100 and 120 Market Street.

3. Old Business:

a)

Address:	15 Washington Street
Historic District:	James Street Historic District
Application#:	H14-019
Application Date:	04/23/2014
Applicant:	Christopher Paladino, Washington Street University Housing Associates
Owner:	Rutgers University, Newark Campus
Description of Work:	Amendment to rear facade entry
Decision:	Approved and recommended to SHPO for approval.
Conditions:	Address at rear door shall be removed.
Motion by:	D. Scotland
Second by:	R. Hartman
Vote:	6-0 in favor

b)

Address:	211-213 Elwood Avenue
Historic District:	Forest Hill
Application #:	H14-005
Application Date:	01/23/2014
Applicant/Owner:	Idalia Solano
Description of Work:	Applicant wants to change the glass of the Porch, keeping the same style and configuration of the Porch. Will build 10" framing at the bottom and on it the glass divides in two sizes: down 15" high and up 70" high using Low/Argon glass, 7100 series pictures, white, no screen.
Decision:	Approved with conditions
Conditions:	Glass inserts shall be exterior divided lites. A drawing showing the divided lites shall be submitted. Information must be submitted as to how lites shall be manufactured by May 28, 2014. Other sufficient alternatives shall be considered by the Design Review Committee.
Motion by:	R. Hartman
Second by:	D. Scotland
Vote:	6-0 in favor

4: New Business

c)

Address:	85 University Avenue
Historic District:	James Street Commons
Application #:	H14-043
Application Date:	04/10/2014
Applicant:	Thomas Boland-Director, Facilities Projects, Rutgers' University
Owner:	Rutgers University-University Facilities
Description of Work:	Scope of work includes the replacement of front windows and necessary restorative concrete lintel work.
Decision:	Adjourned to June 4, 2014 Regular meeting at the request of the applicant.

d)

Address:	43 Halsey Street
Historic District:	James Street Commons
Application#:	H14-042
Application Date:	04/08/2014
Applicant/Owner:	Dorothy Olshfski
Description of Work:	Amended application for applicant to replace the single large window with another single large window.
Decision:	Approved with conditions
Conditions:	Colors shall be approved by Design Review Committee (Benjamin Moore palette recommended. Window manufacturer & color shall be verified, reviewed and approved by design review committee) Building address shall be added. Mortar, table or panel below 1 st floor windows shall be installed subject to Design Review Committee.
Motion by:	G. Moten
Second by:	R.Hartman
Vote:	6-0 in favor

e)

Address:	790 Broad Street
Historic District:	Four Corners
Application#:	H14-044
Application Date:	04/11/2014
Applicant:	7-Eleven c/o Jason R. Tuvell, Esq
Owner:	Kinney Building Associates, LLC
Description of Work:	Alteration of the existing commercial space housing the furniture store. American Mattress & Furniture into a 7-Eleven convenience Store with new

	storefront and new signs.
Decision:	Approved with conditions
Conditions:	Center "7-11" portion of the sign, sunbrella material for awning shall be used, smooth aluminum panel shall be used for storefront.
Motion by:	R. Hartman
Second by:	R. Partyka
Vote:	6-0 in favor

f)

Address:	141 Market Street
Historic District:	Four Corners
Application#:	H14-047
Application Date:	04/23/2014
Applicant:	Robert Sargenti-Principal (Sargenti Artichect)
Owner:	Tesb Market St, LLC
Description of Work:	To reconstruct anew GAP clothing store in the premises formerly occupied by the Modell's sporting goods store. The front façade to include new prefinished white metal panel walls system integral with 4' x 8' blue perimeter band at sides and top. The new metal facade also includes a prefinished blue metal canopy with a 36" projection by the length of the storefront.
Decision:	Approved with conditions
Conditions:	Exhibit A1- Wall sign design approved. Existing Modell vertical sign shall be removed, 2 first floor blade signs shall be 2'x2' double sided. Store bulkhead shall be stone and applicant shall submit sample. Security gate shall be open mesh 90%.
Motion by:	D. Scotland
Second by:	R. Hartman
Vote:	6-0 in favor

g)

Address:	47 Halsey Street
Historic District:	James Street Commons
Application#:	H14-048
Application Date:	04/23/2014
Applicant/Owner:	Kai Campbell, Co-Owner (53 Halsey LLC)
Decision:	Approved with conditions
Conditions:	30" x 36" blade sign to be installed as illustrated
Motion by:	R. Hartman
Second by:	R. Grossklaus

Vote:	6-0 in favor
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h)

Address:	600 Mt Prospect Avenue
Historic District:	Forest Hill
Application#:	H14-039
Application Date:	04/04/2014
Applicant:	Luis windows Contractor INC
Owner:	TMT LLC
Description of Work:	Applicant wants to replace existing aluminum siding. (White color) and put ½” vinyl siding. Dutch lap, windows will be wrapped with existing style soffit will be same.
Decision:	Approved with conditions
Conditions:	Repaint brick & posts. Brick shall be painted beige, posts shall be white. Second floor and first floor bays shall be clapboard vinyl lap at 4.5 inches width, siding color will be white. Vinyl surround around windows shall be minimum 2.5 inches. Dormer windows-remove siding and restore wood and paint white. All bays on second floor shall have aluminum removed and shall restore or replace with wood panels and shall be painted white. Windows that are currently covered up in rear to be replaced with 6 over 6 vinyl windows. New white gutters to be installed, new soffits with ventilation to be installed.
Motion by:	R. Hartman
Second by:	R. Partyka
Vote:	6-0 in favor

5. Adjournment 09:03 PM

Landmarks and Historic Preservation Commission
C/O Division of Planning and Community Development
920 Broad Street, Room 112
Newark, New Jersey 07102
Tel. 973-733-6204
Fax 973-733-4369

William Mikesell, AIA
Chairman

Michele Alonso, PP, AICP
Secretary

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

MEETING MINUTES

6:22:40 - 8:57:55 PM

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION
Regular Public Meeting- Wednesday, June 4, 2014
Location: Room 215 (Council Chambers)

Certification of Publication:

Commissioner Mikesell certifies publication in the Star-Ledger and the Jersey Journal, the official newspapers of the City of Newark.

Call to Order:

The regular monthly meeting of the City of Newark Landmarks and Historic Preservation Board was called to order by William Mikesell at 6:22:40 pm.

Roll Call: 6:25:24 PM

In attendance were Commissioners Mikesell, Grossklaus, Lendor, Moten, Scotland Robinson, and Torok. Commissioner Torok left at 8:16 pm
Commissioners Hartman, Partyka, and White, were not present.
The meeting was staffed by Michele Alonso, Walford Ennis, and Kevlin Taylor.

Approval of Minutes of May 7, 2014:

Approved
Motion made by Commissioner Grossklaus
Second Motion made by Commissioner Moten

AYES: Mikesell, Lendor, Scotland, and Torok
6-0-1; with one abstentions (Robinson)

1. Communications

2013-2014- State Historic Preservation Plan.

2. Report on Enforcement Actions in Historic District:

Charles Diliberti from the Office of the Construction Code Official reported that a violation was issued for 152 Market Street.

385-391 Parker Street:

The proposed demolition of a vacant Single Family House at 385-391 Parker Street
Commissioners voted: to have the house demolished, but would like to preserve the basement.

Lots to be merged, new building should be of similar style with tile roof.

Motion made by: R: Grossklaus, Second by: G. Moten.

5 in favor 1 abstention, 1 opposed. Positive Recommendation for Demolition to NJ Historic Sites Council.

3. Old Business:

a)

Address:	85 University Avenue
Historic District:	James Street Commons
Application#:	H14-043
Application Date:	04/10/2014
Applicant:	Thomas Boland-Director, Facilities Projects, Rutgers's University
Owner:	Rutgers University-University Facilities
Description of Work:	Scope of work includes the replacement of front windows and necessary restorative concrete lintel work.
Decision:	Adjourned to July 16, 2014 Regular meeting at the request of the applicant

4. New Business:

b)

Address:	751 Broad Street
Historic District:	Four Corners
Application #:	H14-063
Application Date:	05/21/2014
Applicant:	Madeline Ruiz-Robinson (Architect)
Owner:	Prudential-Constance Paterek, Dir Corp FAC
Description of Work:	The interior of the Southeast corner contains office space that is being renovated and expanded into currently vacant space that was formally a mixture of office and retail spaces. The existing glazing and metal framing facing the Plaza only are being replaced with new privacy/security glazing and metal framing to match the existing. Two (2) existing entry doors are being replaced with privacy/security glazing and metal framing to match. The overall openings are to remain as-is.
Decision:	Approved
Motion by:	D. Scotland
Second by:	A. Lendor
Vote:	6-1-0 in favor

c)

Address:	124 Halsey Street
Historic District:	Military Park Commons
Application#:	H14-033
Application Date:	05/06/2014
Applicant:	Juan Cruz
Owner:	707 Broad Street Associates LLC
Description of Work:	New Signage for Queen Pizza Italian Restaurant & Deli, proposed 2 awnings with Vladimir script.
Decision:	Approved with conditions
Conditions:	Canopy shall be broken up into two smaller canopies to match windows. Dimensions shall be added to the drawings. Louvers shall be added to the venting.

d)

Address:	21 Lincoln Park
Historic District:	Lincoln Park
Application #:	H14-053
Application Date:	04/30/2014
Applicant:	Lincoln Park CACP-Urban Renewal, LLC
Owner:	Community Asset Preservation Corp
Description of Work:	To construct a 3 story building consisting of 7 attached town house in the brick facing Halsey Street.
Decision:	Approved with conditions.
Conditions:	1.) The front wood walls on Halsey Street shall be three feet tall. 2.) The cornice for 21 Lincoln Park shall be corbelled. 3.) All lighting shall comply with IDA. 4. All brick shall be standard size. 5.) There shall be a gradvation of brick color for each house for all houses facing Halsey Street. 6.) A section of the cornice for 21 Lincoln Park shall be submitted for staff review. 7.) The rendering shall be updated. 8.) 21 Lincoln Park shall have no side lites at door.
Motion by:	A. Lendor
Second by:	R. Grossklaus
Vote:	7-0 in favor

e)

Address:	36-54 Rector Street
Historic District:	Military Park Commons
Application#:	H14-058
Application Date:	05/13/2014
Applicant/Owner:	36-54 Rector Urban Renewal, LLC
Description of Work:	Proposed to make changes to 168 Units that was previously approved. Units will be reduced from 168 units, (4 Studios, 113-One room, 51-Two rooms). With the original approval the total of units was 169 units. The height of the building is reduced by approximately thirty feet and two stories new building is 21 stories

	and 235 feet. The building as originally approved was 23 stories at 265 feet.
Decision:	Approved
Motion by:	D. Scotland
Second by:	G. Moten
Vote:	7-0 in favor

f)

Address:	117 ½ University Avenue
Historic District:	James Street Commons
Application#:	H14-059
Application Date:	05/12/2014
Applicant/Owner:	Tonya Wells
Description of Work:	Replacing all windows, using exact size & wood on outside, using Victorian era colors- Pella windows. Vinyl windows are proposed for the back.
Decision:	Approved
Motion by:	A. Lendor
Second by:	P. Torok
Vote:	7-0 in favor

g)

Address:	388 Highland Ave
Historic District:	Forest Hills
Application#:	H14-061
Application Date:	05/21/2014
Applicant:	Aaron Vanduyne (Sponzilli Landscape Group)
Owner:	Sherared Taylor
Description of Work:	Install new paver driveway and rear patio. Install covered pavilion, install synthetic platform deck with bench seating, install small sport court, privatize rear yard with fencing and screen plantings, install low planting along front foundation, install low voltage landscape lighting for accenting purpose in rear yard.
Decision:	Approved with conditions
Conditions:	Ball court shall be turned 90 degrees clockwise. Driveway shall have grass strips, reinforced with plastic. "388 "Shall be removed from driveway. Fence detail shall be submitted for staff review.
Motion by:	D. Scotland
Second by:	A. Lendor
Vote:	6-0 in favor

h)

Address:	188 Market Street
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Historic District:	Four Corners
Application#:	H14-064
Application Date:	05/21/2014
Applicant:	Martin Weber
Owner:	A & M Realty
Description of work:	Power wash Facade of Property replace all windows on the facade with similar wood framed windows from Anderson. Repair/Sand/Paint existing fire Escape and install new ladder from third floor to Street Level. Remove/ Change current signage on the Second floor, repair cornice and repoint brick work.
Decision:	Approved with conditions
Conditions:	Commercial tenants shall file new HPC applications for revised Signage. Window color shall be submitted to staff for review and approval. Out-hanger bracket on façade shall be removed. The width of bottom portion of the fire escape shall be extended so ladder does not block egress door.
Motion by:	A. Lendor
Second by:	D. Robinson
Vote:	6-0 in favor

5. Adjournment 8:57:55 PM

Landmarks and Historic Preservation Commission
C/O Division of Planning and Community Development
920 Broad Street, Room 112
Newark, New Jersey 07102
Tel. 973-733-6204
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William Mikesell, AIA
Chairman

Michele Alonso, PP, AICP
Secretary

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

MEETING MINUTES

6:34:17 - 9:11:36 PM

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION
Regular Public Meeting- Wednesday, July 16, 2014
Location: Room 215 (Council Chambers)

Certification of Publication:

Commissioner Mikesell certifies publication in the Star-Ledger and the Jersey Journal, the official newspapers of the City of Newark.

Call to Order:

The regular monthly meeting of the City of Newark Landmarks and Historic Preservation Board was called to order by William Mikesell at 6:34:17 pm.

Roll Call: 6:34:21 PM

In attendance were Commissioners Mikesell, Scotland, Robinson, Partyka, Hartman, Commissioner Grossklaus arrived at 6:35 pm
Commissioners Moten, Lendor, Torok and White, were not present.
The meeting was staffed by Walford Ennis, Kevlin Taylor and Ade Afolabi.

Approval of Minutes of June 4, 2014:

Approved
Motion made by Commissioner Scotland
Second Motion made by Commissioner Robinson

AYES: Mikesell, Scotland, Robinson, Partyka, Hartman and Grossklaus
6-0-

1. Communications

Proposal for Dietze building for Landmarks Status Commissioners respond to letter concerning the Carousel to be built in Military Park.

2. Report on Enforcement Actions in Historic District:

None

60-64 Union St:

Proposal for the nomination of authority to register in the National Register of Historic Places.
The Commissioners are all in support to approve for Landmarks status
Motion made by: Mikesell, Grossklaus, Scotland, Robinson, Partyka & Hartman
6-0 in favor

3. Old Business:

a)

Address:	85 University Avenue
Historic District:	James Street Commons
Application#:	H14-043
Application Date:	04/10/2014
Applicant:	Thomas Boland-Director, Facilities Projects, Rutger's University
Owner:	Rutgers University-University Facilities
Description of Work:	Scope of work includes the replacement of front windows and necessary restorative concrete lintel work.
Decision:	Approved with conditions
Conditions:	Approved as submitted with a requirement that lettering in concrete panels on parapet be restored to reflect original construction. Lettering to be submitted for approval prior to window replacement.
Motion by:	R. Hartman
Second by:	D. Scotland

4. New Business:

b)

Address:	25 James Street
Historic District:	James Street Commons
Application #:	H14-087
Application Date:	07/03/2014
Applicant/Owner:	Rutgers University, Newark
Description of Work:	Proposed scope of work would be to directly replace existing single glazed windows with new double windows factory painted to match existing black rim. Due to limited funding we can only replace windows 202,204,205,301,303, and 304.
Decision:	Approved with conditions
Conditions:	Entry door & surround must be painted black to match windows. Any repairs to woodwork in bay facing James St must use wood & painted finish of aluminum window exterior should be matte if possible, color to be black.
Motion by:	D. Robinson

Second by:	R. Hartman
Vote:	6-0 in favor

c)

Address:	750 Ridge Street
Historic District:	Forest Hill
Application#:	H14-033
Application Date:	06/14/2014
Applicant/Owner:	Luis Sanchez
Description of Work:	Replace wood siding with vinyl siding, stucco repaint, remove and replace the gutters, and repaint the window trims (white). The gutters will be aluminum
Decision:	Approved with conditions
Conditions:	Wood clapboard siding to be installed at 1 st & 2 nd floors of exterior, 3 rd floor siding to be cedar shakes, remove wrought iron gate from front door driveway gate to be relocated back from sidewalk so when opened it does not obstruct public walkway.
Motion by:	R. Partyka
Second by:	R. Hartman
Vote:	6-0 in favor

d)

Address:	36-38 Berkeley Ave
Historic District:	Forest Hill
Application #:	H14-081
Application Date:	06/06/2014
Applicant/Owner:	Juan M. Rivera, Jr
Description of Work:	Install 6ft high solid PVC fence around the left side and rear of the property
Decision:	Approved with conditions.
Conditions:	Section of fencing closest to Berkeley Ave to be textured to simulate wood grain
Motion by:	R. Grossklaus
Second by:	D. Scotland
Vote:	5-0 in favor

e)

Address:	492-494 Highland Avenue
Historic District:	Forest Hill
Application#:	H14-085
Application Date:	07/02/2014
Applicant:	Jose Matos (Contractor)

Owner:	Richard Vargas
Description of Work:	Remove, restore, reinstall, and reinforce front gable. Remove slate shingles from the entire roof, remove and replace damage roof panels. Replace drip edge, and damage gutters, replace underlayment and install timberline shingles. Replace missing siding and paint entire exterior of the house.
Decision:	Approved with conditions
Conditions:	Applicant must replace all 3 windows on level above, 1- story addition in same size and material as existing windows.
Motion by:	D. Scotland
Second by:	R. Partyka
Vote:	6-0 in favor

f)

Address:	260-266 Washington Street
Historic District:	Four Corners
Application #:	H14-086
Application Date:	07/02/2014
Applicant:	Ameer Hanini
Owner:	Fleet Washington LLC
Description of Work:	Proposed mural on the northern side of building. The mural will be created with spray paint and bucket paint and will be covered with anti-graffiti which will help to preserve it.
Decision:	Withdrawn

5. Adjournment 9:11:36 PM

Landmarks and Historic Preservation Commission
C/O Division of Planning and Community Development
920 Broad Street, Room 112
Newark, New Jersey 07102
Tel. 973-733-6204
Fax 973-733-4369

William Mikesell, AIA
Chairman

Michele Alonso, PP, AICP
Secretary

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

MEETING MINUTES

6:21:09 - 9:16:21 PM

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION
Regular Public Meeting- Wednesday, September 3, 2014
Location: Room 215 (Council Chambers)

Certification of Publication:

Commissioner: Mikesell certifies publication in the Star-Ledger and the Jersey Journal, the official newspapers of the City of Newark.

Call to Order:

The regular monthly meeting of the City of Newark Landmarks and Historic Preservation Board was called to order by William Mikesell at 6:21:09 pm.

Roll Call: 6:22:09 PM

In attendance were Commissioners: Mikesell, Scotland, Robinson, Partyka, Moten, and Grossklaus.

Commissioners: Lendor, Torok, Hartman, and White, were not present.

The meeting was staffed by Walford Ennis, Kevlin Taylor and Ade Afolabi.

Approval of Minutes of July 16, 2014:

Approved

Motion made by Commissioner Robinson

Second Motion made by Commissioner Scotland

AYES: Mikesell, Scotland, Robinson, Partyka, Moten, and Grossklaus 5-

ABSTENTION: Moten 1

1. Communications

92-94 Washington St. Block 20 Lot 19 James Street Historic District. Engineer's report demolition approval from Director of Engineering.

2. Report on Enforcement Actions in Historic District:

43-53 Edison Place at Mulberry St, Block 164 Lot 78, letter from John J. Curley LLC.
Review of Redevelopment Plan.

3. New Business:

a)

Address:	19-23 Wilbur Avenue
Historic District:	Weequahic Park
Application#:	H14-105
Application Date:	08/15/2014
Applicant/Owner:	WTB-Holdings
Description of Work:	Complete replacement of all Asphalt Roof Shingles- Timberline “Bark wood color”, replacement of all Vinyl siding facing the Street to match existing rear & sides of the remaining house encore siding “Cypress color”. Replaced existing broken front walkway from curb to front entrance. Work has already been completed on the house. Applicant is seeking retroactive approval.
Decision:	Approved with conditions
Conditions:	Front facade - replace 2 windows on 1 st floor front to match original wood bow with metal roof. New bow window to match original casement windows with same configuration of panes. Front door steps – rebuild to eliminate improper masonry joints in treads. Front portico columns – replace with ones to match original. Steps adjacent to public sidewalk on Wilbur Ave – remove and replace with new bluestone treads, brick risers, and side walls similar to steps at 25-29 Wilbur Ave. Install handrails as necessary to meet building codes. Submit drawings to Landmarks office for final approval and to obtain Building Permits from City of Newark.
Motion by:	D. Scotland
Second by:	R. Grossklaus
Vote:	5 in favor 1 Abstention

b)

Address:	609-633 Broad Street
Historic District:	Military Park Commons
Application #:	H14-112
Application Date:	08/20/2014
Applicant/Owner:	609 Broad Street LLC

Description of Work:	Applicant is proposing an amendment to the approval granted on July 17, 2013 to rehabilitate the existing former Hahnes and Company Department Store Building. Increase the number of residential units from 182 to 205. Approximately 101 of the residential units will be located in the existing Hahnes Department Store Building and in a proposed penthouse to be constructed atop the existing building. The remaining 104 units will be located in the new twelve (12) story building located on the corner of Halsey and New Streets. Increasing the height of the new structure along the corner of Halsey and New Street from 6 to stories to 12 stories. Raising of the skylight structure from the second floor to the third floor, removing/ replacement of the internal atrium stair and preservation and re-glazing of the original historic/skylight structure.
Decision:	Approved with conditions
Conditions:	Applicant needs to modify elevations to mitigate the effect of the increased height. Additional details must make a clear distinction between the height of the existing building and stories above that height on the corner building including: use of materials, color of materials, architectural detailing, window fenestration, scale of architectural detailing, horizontal cornice lines, roof lines, step-backs of façade, and building projection. Design, material, operation and treatment of overhead doors at New Street. The architectural treatment of openings as seen from New Street when overhead doors are in the open position must be presented for review. Details, specifications, colors, and samples of the following: masonry, mortar, and caulk, window assemblies, door assemblies, storefront, copings, light fixtures, louvers, rooftop mechanical equipment, security cameras, alarm devices, fire connections and streetscape elements.
Motion by:	D. Robinson
Second by:	R. Grossklaus
Vote:	5-0 in favor 1 oppose

c)

Address:	240 Martin Luther King Blvd
Historic District:	James Street Commons
Application#:	H14-107
Application Date:	08/19/2014
Applicant:	Alyssa Strumolo-Tindal
Owner:	NJIT BD TR SCH IND ED
Description of Work:	Applicant will be fully rehabilitating 80 apartments units and one commercial space with a merger of 236 and 240/244. The sub floor of 240/244 shall have three (3) studios apartments, one (1) one bedroom, four (4) one bedroom with a study, and three (3) two bedroom apartments. The first floor of 240/244 shall be used to access the first floor of 236 and in total there will be four (4) studio apartments, four (4) one bedrooms, six (6) one bedrooms with a study, and three (3) two bedrooms. The second floor of 240/244 shall be used to access the second floor of 236 and shall have (2) studios, five (5) one bedrooms, seven (7) one bedrooms with a study, and four (4) two bedroom apartments. The third floor shall have two (2) studios, four (4) one bedrooms, five (5) one bedrooms with a study, and three (3) two bedrooms. The fourth floor shall have one (1)

	studio seven (7) one bedrooms, and three (3) 2 bedrooms. The fifth floor shall have one (1) studio, and four (4) one bedroom apartments.
Decision:	Approved with conditions
Conditions:	Applicant shall submit to Staff & Design Committee for review and approval: 1) aluminum window details, 2) entry doors, 3) detail at adjacent church on James St, 4) samples/cut sheets for materials w/color & finish (including brick, windows, glass, metal copings, exterior lighting & cement board)
Motion by:	D. Scotland
Second by:	D. Robinson
Vote:	6-0 in favor

d)

Address:	127 Halsey Street
Historic District:	Four Corners
Application #:	H14-108
Application Date:	08/19/2014
Applicant:	Alyssa Strumolo-Tindal
Owner:	XSH LLC
Description of Work:	Applicant is proposing an amendment to the approval granted on July 17, 2013 to rehabilitate the existing former Hahnes and Company Department Store Building. Increase the number of residential units from 182 to 205. Approximately 101 of the residential units will be located in the existing Hahnes Department Store Building and in a proposed penthouse to be constructed atop the existing building. The remaining 104 units will be located in the new twelve (12) story building located on the corner of Halsey and New Streets. Increasing the height of the new structure along the corner of Halsey and New Street from 6 to stories to 12 stories. Raising of the skylight structure from the second floor to the third floor, removing/ replacement of the internal atrium stair and preservation and re-glazing of the original historic/skylight structure.
Decision:	Approved with conditions.
Conditions:	Exterior Lighting: Applicant shall submit different lighting fixtures with manufacturer cuts and specifications for review and approval by staff and/or design committee. Gooseneck fixtures do not compliment building, and up-lighting fixtures appear to be too large. Replacement Windows: Applicant shall submit for review and approval window details and specifications, windows shall not be vinyl. Restore window to match adjacent windows.
Motion by:	D. Scotland
Second by:	D. Robinson
Vote:	6-0 in favor

4. Adjournment 9:11:36 PM

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

MEETING MINUTES

6:27:58 - 7:39:39 PM

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION
Regular Public Meeting- Wednesday, October 1, 2014
Location: Room 215 (Council Chambers)

Certification of Publication:

Commissioner Mikesell certifies publication in the Star-Ledger and the Jersey Journal, the official newspapers of the City of Newark.

Call to Order:

The regular monthly meeting of the City of Newark Landmarks and Historic Preservation Board was called to order by William Mikesell at 6:27:58 pm.

Roll Call: 6:30:37 PM

In attendance were Commissioners: Mikesell, Moten, Robinson, Grossklaus, Hartman, and Lendor

Commissioner Lendor arrived at 6:54 pm

Commissioners Partyka, Scotland, Torok and White, were not present.

The meeting was staffed by Walford Ennis, Kevlin Taylor, C. Dilberti- Engineering and N. Midtgard-Engineering.

Approval of Minutes of September 17, 2014:

Approved

Motion made by Commissioner Moten

Second Motion made by Commissioner Robinson

AYES: Mikesell, Moten, Robinson, Lendor, Hartman, and Grossklaus
6-0-

1. Communications

Engineer's Report on demolition in the city and how to deal with it going forward. They requested an updated list of all properties individually listed or in historic districts. These also need to be sent to Water & Sewer as buildings to be demolished need a permit to shut off water and disconnect sewer lines.

2. **Report on Enforcement Actions in Historic District:**

Commissioner Robinson advised of illegal work being done over the weekends due to the fact that they are no inspectors working weekends.

3. **New Business:**

a)

Address:	28 James Street
Historic District:	James Street Commons
Application#:	H14-080
Application Date:	06/27/2014
Applicant:	Phillip M. Harris
Owner:	James Mehmet
Description of Work:	Applicant wants to change building from mixed use B/R3 to 3 Family R/2. The alteration to do this includes addition of partitions and stove to basement, 1 St floor (which is the 'B' use part of exist, turning it into a dwelling unit. Applicant wants to add sprinklers to building the only visible addition that can be seen from the Street is the sprinkler FDCR fire bell which can be seen off James Street.
Decision:	Approved with conditions
Conditions:	Wood entry door and transom shall match one installed at 34 James St. At second floor level above entry door install wood bow window to match ones installed at 32-34 James St. Fire alarm bell shall be code compliant period appropriate for building, electric conduits shall be painted to match adjacent masonry colors.
Motion by:	R. Hartman
Second by:	D. Robinson

b)

Address:	528/532 Clifton Avenue
Historic District:	Forest Hill
Application #:	H14-089
Application Date:	07/16/2014
Applicant/Owner:	Steve Furman
Description of Work:	Install new windows and a patio door which will be identical to the rest of the house windows in the currently existing wall openings of the existing covered porch.
Decision:	Postponed to November 5, 2014 Regular meeting. Applicant did not attend meeting and there were insufficient details.
Motion by:	D. Robinson
Second by:	A. Lendor
Vote:	6-0 in favor

4. Adjournment 7:39:39 PM

Landmarks and Historic Preservation Commission
c/o Division of Planning and Community Development
920 Broad Street, Room 112
Newark, New Jersey 07102
Tel. 973-733-6204
Fax 973-733-4369

William Mikesell, AIA, PP
Chairman

Michele Alonso, PP, AICP
Secretary

NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

Wednesday, November 5, 2014
6:15pm, Room 215 (Council Chambers)

MEETING AGENDA

1. Call to Order and Opening Statement (Sunshine Law)
2. Roll Call
3. Approval of Minutes: **October 1, 2014** meeting.
4. Nomination and election for President, Vice President and Secretary of the Newark Landmarks and Historic Preservation Commission
5. Report on Enforcement Actions in Historic District
6. Communications

7. **Old Business:**

a)

Address:	528-532 Clifton Avenue
Historic District:	Forest Hill
Application#:	H14-089
Application Date:	07/16/2014
Applicant/Owner:	Steve Furman
Description of Work:	Install new windows and a patio door which will be identical to the rest of the house windows, in the currently existing wall openings of the existing covered porch.

8. **New Business:**

b)

Address:	398-400 Highland Avenue
Historic District:	Forest Hill
Application#:	H14-124
Application Date:	10/01/2014
Applicant/Owner:	John Patino & Ivonne Rios
Description of Work:	Complete removal of slate and asphalt roofs and install Camelot designer asphalt shingles.

c)

Address:	50 Commerce Street
Historic District:	Four Corners
Application#:	H14-120
Application Date:	09/17/2014
Applicant/Owner:	50 Commerce Street Corp-Saul Weiner President
Description of Work:	Interior construction and improvement consisting of dental operatory on first floor and basement. Future 2 nd floor professional offices rental unit. On exterior of building proposed cleaning, replace windows and front door, addition of new awning and illuminated wall sign.

d)

Address:	24- 30 Commerce Street
Historic District:	Four Corners
Application#:	H14-109
Application Date:	08/19/2014
Applicant:	Newark Sign Mart
Owner:	Diversified Capital Newark
Description of Work:	New awning sign using Sunbrella fabric with painted letters for restaurant.

e)

Address:	729-737 Broad Street
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Historic District:	Four Corners
Application#:	H14-121
Application Date:	09/22/2014
Applicant:	Adam Heaven (Director of Property Management)
Owner:	Sol Goldman/CDC Newark Associates
Description of Work:	Install commercial storefront sign of individual black letters for dollar store.

f)

Address:	95 Halsey Street
Historic District:	James Street Commons
Application#:	H14-123
Application Date:	09/25/2014
Applicant:	Thomas Menshouse (Trade Mark Sign LLC, owner)
Owner:	XSH LLC
Description of Work:	Install LED internally illuminated wall sign and blade sign for Jimmy John's gourmet sandwiches restaurant, LED illuminated wall sign to have the overall dimensions of 1.33' H x 11.71' L as per drawings.

g)

Address:	176-184 Edison Place
Historic District:	Newark Landmark
Application#:	H14-127
Application Date:	10/21/2014
Applicant:	Welbr Dos Santos
Owner:	Assembly Of God Church
Description of Work:	Project entails redevelopment of an existing open area that is sandwich between the historic second Dutch reform church constructed in 1848 and the Church Parsonage Building. To remove the parking area which accommodates approximately 7 parking spaces and turn this irregular trapezoidal shape into an open outdoor plaza that can be used for outdoor activities that are associated with the Church. The outdoor plaza will include new decorative outdoor flooring, new decorated masonry retaining walls, new outdoor lighting, new guardrails and handrails, and new stairs to an elevated plaza floor. At the back of the plaza a new entrance lobby will be created that will provide access to both the historic church and the parsonage build-

	ing. Access to this new interior lobby will be from a covered portico that is topped by a gable roof that spans over this raised porch. The floor of this new lobby will be raised to the level of the existing floor surface of the historic church sanctuary.
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h)

Address:	751 Broad Street
Historic District:	Four Corners
Application#:	H14-128
Application Date:	10/21/2014
Applicant:	Madeline Ruiz-Robinson (Architect)
Owner:	Prudential-Reynaldo Berrios, Project MGR.FAC
Description of Work:	For the Prudential headquarters: The ground floor interior of the Northeast corner contains office space that is being renovated and expanded into currently vacant space that was formally a commercial Bank space. The existing glazing and metal framing facing the plaza & Academy St are being replaced with new clear/security glazing and metal framing to match the existing one (1) existing entry door is being replaced with clear/security glazing and metal framing to match the overall openings are to remain as-is.

i)

Address:	589-601 Highland Avenue
Historic District:	Forest Hill
Application#:	H14-125
Application Date:	10/01/2014
Applicant:	Joseph Jen
Owner:	Hudson Christian Church Inc
Description of Work:	Proposing to put lawn Sign (Church Name With Message Board) in middle of front yard of Heller Parkway side.

9. Adjournment

Next Regular Meeting will be held December 3, 2014

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NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION REGULAR PUBLIC MEETING

MEETING MINUTES

6:25 – 7:30 PM

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION
Regular Public Meeting- Wednesday, December 3, 2014
Location: Room 215 (Council Chambers)

Certification of Publication:

Commissioner Mikesell certifies publication in the Star-Ledger and the Jersey Journal, the official newspapers of the City of Newark.

Call to Order:

The regular monthly meeting of the City of Newark Landmarks and Historic Preservation Board was called to order by William Mikesell at 6:29:14 pm.

Roll Call: 6:30:33 PM

In attendance were Commissioners: Mikesell, Grossklaus, Hartman,

Commissioner: Lendor arrived at 7:00 pm

Commissioners: Scotland, Moten, Torok, Partyka, Robinson, and White, were not present.

The meeting was staffed by Michele Alonso, Walford Ennis, Kevlin Taylor.

No quorum was present so no official business was conducted.

Approval of Minutes of November 5, 2014:

Approval of minutes was not done, did not had enough Commissioners to make a vote.

1. **Communications:** None
2. **Report on Enforcement Actions in Historic District:** None.
3. **Adoption of the 2015 public calendar,**
Motion made by R. Grossklaus, Second by R. Hartman. 3 in favor, 0 opposed

Adjournment 7:30:01PM

Next official public hearing will be January 7, 2015