

Landmarks and Historic Preservation Commission
C/O Division of Planning, Zoning and Sustainability
920 Broad Street, Room 112
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Richard Partyka
Chairman

**NEWARK LANDMARKS & HISTORIC PRESERVATION COMMISSION
REGULAR PUBLIC MEETING**

Minutes of the Meeting

Held on Wednesday July 12, 2017

6:22:17 - 08:55:43 PM

Location: Room 215 Newark City Hall, (Council Chambers)

Certification of Publication:

Chairman Richard Partyka stated the notice for the meeting was published 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 Commission was called to order by Chairperson Richard Partyka at 6:22:56 PM

Roll Call: 6:23:02 PM

In attendance were Commissioners: Partyka, Hartman, Benavente, Woodridge, Jr, Bey and Veras. Commissioner Veras left at 8:15pm

Commissioners: Hartman, Robinson, Moten and Smith were not present. The meeting was staffed by: Walford Enniss, Kevlin Taylor, Shinde Pallavi and Shawna Ebanks (Consultant-Nishuane Group)

Vote to adopt Minutes of May 3, 2017:

Motion made by R. Grossklaus

Second Motion made by S. Benavente

Ayes: Commissioners: Benavente, Grossklaus, Partyka, Woodridge, Veras

5- In favor 0-Opposed, 0- Abstentions

Communications: None

Report on Enforcement Actions in Historic District: None

Old Business:

a)

Address:	685 Ridge Street
Historic District:	Forest Hill
Application#:	H16-182
Application Date:	12/09/2016
Applicant/Owner:	Edgardo Nieves/ Ada Jarquin
Description of Work:	Installing vinyl siding on the entire house, replacing columns, railings and rotted wood on porch.
Decision:	Adjourned to next meeting of July 12th, 2017

b)

Address:	59-65 Berkeley Avenue
Historic District:	Forest Hill
Application#:	H17-071
Application Date:	05/16/2017
Applicant:	Rich Neher
Owner:	Clarissa Johnson
Description of Work:	Replacing front & ride side 3 rd floor windows (Simonton bronze vinyl single hung arch windows) replacing with same size.
Decision:	Approved with conditions Restore and or replace wood windows in the front and sides at home with wood windows. Window design shall be the same as the existing. Submit pictures once work is completed
Motion By:	S. Benavente
Second By:	F. Bey
Vote:	6 in favor 0-opposed

c)

Address:	56 Park Place
Historic District:	Military Park Commons
Application#:	H17-042
Application Date:	04/18/2017
Applicant/Owner:	56 park Place, LLC
Description of Work:	The rehabilitation of the existing building façade and construction of a twenty-six story hotel, will consist of 353 room hotel, two restaurants/bars, 90 onsite parking meeting rooms/conference center, gym and other hotel amenities
Decision:	Adjourned to the September 6 th , 2017 Regular Public Meeting. Applicant sent letter asking to be adjourned.

New Business:

d)

Address:	483 Parker Street
Historic District:	Forest Hill
Application#:	H17-072
Application Date:	05/17/2017
Applicant:	R. Jeffrey
Owner:	483 Parker St, LLC
Description of Work:	Replacing windows on entire house
Decision:	Approved with conditions
Conditions:	Wood windows to be replaced with double pane wood windows. Applicant to submit pictures of each window that needs to be replaced for the property file. Provide window profile for staff approval, windows to be the same lighting pattern as existing, submit pictures once work is completed.
Motion By:	F. Bey

Second By:	W. Woodridge JR
Voted:	6 in favor 0-opposed

e)

Address:	496 Highland Avenue
Historic District:	Forest Hill
Application#:	H17-076
Application Date:	05/31/2017
Applicant:	Contractor (Addison Valencia)
Owner:	Rolando Martinez Sanchez
Description of Work:	Replacing existing windows (Wood Material) with new vinyl windows American craftsman, removing 10 ft. grass area with dirt to extend driveway, building retaining wall, extending curb cut 4 ft., replacing front steps with new lime stone steps and brick front to match existing brick, replacing cement square walkway and replace with pavers. Repainting exterior of house.
Decision:	Part of the application has been Approved with conditions
Conditions:	Applicant is to provide picture details of each window that will be replaced, wood windows will be replaced with wood windows, repaint stucco with historic beige color, submit new color sample for staff approval, remainder of items in the scope of work will be brought back before the Commission with more details. Applicant is to submit pictures once work is completed.
Motion By	S. Benavente
Second By:	R. Grossklaus
Vote:	6 in favor 0-opposed to approve part of the application

f)

Address:	271-285 New Street
Historic District:	Historic Landmarks
Application#:	H17-078
Application Date:	06/06/2017
Applicant:	Philip Scott (Director of Engineering)
Owner:	City Of Newark
Description of Work:	The applicant is seeking to demolish the building, most of the roof has collapsed and the site poses a danger to the surrounding community and NJ Transit Rail system.
Decision:	Adjourned to the July 6 th , 2017 Regular Public Meeting (Applicant was absent)

g)

Address:	375 Broadway Newark
Historic District:	Individual Landmarks
Application#:	H17-080
Application Date:	06/06/2017
Applicant:	Elizabeth Del Tufo
Owner:	Mount Pleasant Cemetery
Description of Work:	The applicant is seeking to renovate the carriage house into a residence for the handyman.
Decision:	Approved with conditions. Mount Pleasant Cemetery Association

	will supervise the progression of the work, the association will submit pictures to the Commission during the restoration process, submit pictures once work is completed.
Motion By:	S. Benavente
Second By:	S. Holguin-Veras
Vote:	5 in favor 1 Abstention

h)

Address:	87-95 Halsey Street
Historic District:	Military Park
Application:	H17-081
Application Date:	06/07/2017
Applicant:	Juan Cruz
Owner:	XSH LLC
Description of Work:	Applicant is seeking to install new store front windows to match existing profile and size, windows to be custom built and are to be insulated, new goose neck lighting to replace existing as per plans
Decision:	Adjourned to the September 6 th ,2017 Regular Pubic Meeting (Applicant was Absent)

I)

Address:	533-535 Clifton Avenue
Historic District:	Forest Hill
Application#:	H17-083
Application Date:	06/07/2017
Applicant/Owner:	Lissette Morales
Description of Work:	Applicant had already started repair to house, a stop order was served. Applicant is repairing a portion of the front facia, the board was rotten, will be using like for like materials, will be repainted to match existing color.
Decision:	Adjourned to the September 6 th ,2017 Regular Public Meeting (Applicant was absent)

j)

Address:	72-74 Abington Avenue
Historic District:	Forest Hill
Application#:	H17-084
Application Date:	06/08/2017
Applicant/Owner:	Ansley & Mary La Mar
Description of Work:	Applicant is seeking to replace entire roof with Timberline High Definition shingles in original color, installing ice water shield on gutter line, install 30 pounds felt roofing paper, replace any pipe flashing.
Decision:	Approved as presented using like for like materials
Motion By:	S. Benavente
Second By:	F. Bey
Vote:	6 in favor 0-opposed

k)

Address:	211-213 Elwood Avenue
Historic District:	Forest Hill

Application#:	H17-085
Application Date:	06/09/2017
Applicant:	Thiago De Freitas
Owner:	Idalia Solano
Description of Work:	Applicant wants to replace missing shingles, the roof currently has two layers of asphalt shingles and one layer of wood cedar shingles and no sheeting is currently present
Decision:	Approved as presented. Applicant to submit pictures once work is completed
Motion By:	S.Holguin Veras
Second By:	F. Bey
Vote:	6 in favor 0-opposed

l)

Address:	373 Parker Street
Historic District:	Forest Hill
Application#:	H17-087
Application Date:	06/19/2017
Applicant/Owner:	Gil R. Alvrado
Description of Work:	Replacing entire siding on house with cedar Impressions double straight edge perfection shingles.
Decision:	Adjourned to the September 6 th Regular Public Meeting

m)

Address:	59-65 Berkeley Avenue
Historic District:	Forest Hill
Application#:	H17-088
Application Date:	06/19/2017
Applicant/Owner:	Clarissa Johnson
Description of Work:	Replacing the entire roof with GAF timberline series shake
Decision:	After some discussion with the Commissioners, the applicant agreed to repair slate roof. Application withdrawn.

n)

Address:	107 Hansbury Street
Historic District:	Weequahic Park
Application#:	H17-089
Application Date:	06/19/2017
Applicant:	George Senvale Property Manager
Owner:	Saafir Jenkins
Description of Work:	Installing new addition above garage inclusive of new white siding to match house and black roof to match house
Decision:	Adjourned to the September 6 th ,2017 Regular Public Meeting

o)

Address:	369-371 Parker Street
Historic District:	Forest Hill
Application#:	H17-090
Application Date:	06/19/2017
Applicant/Owner:	Leandro Pichardo
Description of Work:	Applicant wants to install new windows to replace existing to match size & profile. New treks decking on front porch, interior

	remodeling.
Decision:	Approved with conditions. Replace existing windows with wood windows in the front and side of the house, six over one lighting pattern, remove vinyl in the fascia and restore. Front door will be replaced. Submit door profile to staff for approval, no security gate is permitted. Submit pictures once work is completed.
Motion By:	F. Bey
Second By:	S. Benavente
Vote:	5 in favor 0-opposed

p)

Address:	395 Ridge Street
Historic District:	Forest Hill
Application#:	H17-091
Application Date:	06/19/2017
Applicant:	James Flemming (Chairman Bldes & Grnds
Owner:	Trustee of the 3 rd Presbyterian Congregation
Description of Work:	Applicant wants to remove worn & damaged roofing tiles with GAF high definition roof shingles.
Decision:	Approved with conditions applicant is to use faux shingles slate, must submit pictures once work is completed
Motion By:	S. Benavente
Second By:	R. Grossklaus
Vote:	5 in favor 0-opposed

q)

Address:	121 Vassar Avenue
Historic District:	Weequahic Park
Application#:	H17-092
Application Date:	06/20/2017
Applicant/Owner:	Althea & Drville Bethune
Description Of Work:	Installing 14 Solar panels on the front and back of the roof
Decision:	Applicant ask to be adjourned to the September 6 th , 2017 Regular public Meeting.
Motion By:	F. Bey
Second By:	S. Benavente
Vote:	6 in favor Adjourned to next meeting

r)

Address:	221 Washington Street
Historic District:	Four Corners
Application#:	H17-094
Application Date:	07/21/2017
Applicant:	Shakoor Reid
Owner:	Market Street Holdings, LLC
Description Of Work:	Applicant is installing two signs, one is flat and the other is double sided. One will be facing Washington St & the other Bank St.
Decision:	Adjourned to the September 6 th , 2017 Regular Public Meeting

6. Adjournment 08:55:43 PM