

Landmarks and Historic Preservation Commission
C/O Division of Planning and Community Development
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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