

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

6:27- 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'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 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