

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

6:21:09 - 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