

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

**MEETING MINUTES**

Regular Public Meeting- Wednesday March 2, 2016  
6:32:58- 8:47:31 PM

City of Newark LANDMARKS and HISTORIC PRESERVATION COMMISSION  
Location: Room 215 (Council Chambers)

**Certification of Publication:**

Chairman Mikesell certifies publications 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 Chairman William Mikesell at 6:32:58 PM

**Roll Call: 6:34:17 PM**

In attendance were Commissioners: Mikesell, Benavente, Bey, Scotland, Grossklaus, and Hartman

Commissioners: Partyka, Moten, Robinson, and Smith were not present.

The meeting was staffed by: Kevlin Taylor, Walford Enniss, and Joseph Daguman

**Approval of Minutes of February 3, 2016:**

Approved

Motion made by Commissioner: Bey

Second Motion made by Commissioner: Grossklaus

Ayes: Commissioners: Mikesell, Scotland, and Benavente, Bey & Grossklaus

Abstentions: Commissioner: None

5- In favor 0-Opposed, 0- Abstentions

**Communications:**

None

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

None

**New Business:**

a)

<b>Address:</b>	761-769 Broad Street
<b>Historic District:</b>	Four Corners (Block 55)
<b>Application#:</b>	H15-179
<b>Application Date:</b>	12/14/2015
<b>Applicant/Owner:</b>	765 Broad C, LLC c/o Berger Organization, LLC
<b>Description of Work:</b>	Applicant wants to erect 2 signs, One double sided monument sign, 10ft high, including one foot base, and 4ft wide. The overall sign area will measure 36 sq. ft. on each side. One double sided flag sign is proposed to be attached to the Bank St façade which will measure 8ft. in height and 2 ½ ft. wide overall sign area will measure 20 sq. ft. on each side.
<b>Decision:</b>	Applicant requested adjournment to May, 2016

b)

<b>Address:</b>	277-283 Montclair Avenue
<b>Historic District:</b>	Forest Hill (Block 808)
<b>Application#:</b>	H15-183
<b>Application Date:</b>	12/22/2015
<b>Applicant/Owner:</b>	George Fernandez
<b>Description Of Work:</b>	Removing & replacing all windows and trims, replacing entire roof with asphalt shingles, removing existing front porch, replacing siding with vinyl siding, installing fire escape from 3 <sup>rd</sup> to 2 <sup>nd</sup> floor and an adjustable ladder from 2 <sup>nd</sup> floor to ground, also interior work.
<b>Decision:</b>	Approved with conditions
<b>Conditions:</b>	1. Reposition the front door assembly in existing opening, 2. Select an appropriate front door to match architectural style of house, 3. Stairs to front porch to be centered on front door opening, 4. Railings at front porch shall be wood and have wood balusters, 5. Brick to be restored on house where it exists. 6. Use brick instead of stone at base of building on all four elevations, 7. Stairs to front porch and side porch at west elevation shall both be brick, 8. Height of wrought iron fence shall be 3 ft.; support post may be an additional 4" higher, 9. The applicant must resubmit revised drawings for staff level design review, 10. Exterior light fixtures shall be recessed in porch ceiling-no exterior wall mounted scones permitted, 11. Submit details with different more appropriate design & materials for turret siding between roof & windows, 12. Building permits cannot be issued until commission staff provides letter of compliance with these conditions.
<b>Motion By:</b>	R. Hartman
<b>Second by:</b>	D. Scotland
<b>Vote:</b>	6 in favor 0 opposed

c)

<b>Address:</b>	48-50 Branford Place
<b>Historic District:</b>	Four Corners (Block 59)
<b>Application#:</b>	H16-006
<b>Application Date:</b>	01/19/2016
<b>Applicant/Owner:</b>	48 Branford Place Associates, LLC
<b>Description of Work:</b>	Proposing to legalize an existing 53,690 Sq. Ft 2 story brick building currently being used as a parking garage on mezzanine, second floor and roof floor, The basement will be converted into a public garage, first floor retail and mezzanine retail space will remain. The second floor an artist gallery, front facade will be improved
<b>Decision:</b>	Approved with conditions

<b>Conditions:</b>	1. Sign above the parking garage entrance shall read "Parking" instead of "Park". 2. After removal of existing plywood and shutter assemblies, applicant must call for inspection and review of proposed façade repairs and restoration. 3. Correct the spelling at the top of the drawing. Brandford should change to read "Branford". 4. Provide legible lighting detail and additional information to clarify attachment to building. 5. Replace all solid gates with new open mesh gates. 6. The applicant must resubmit revised drawings for staff level design review.
<b>Motion By:</b>	S. Benavente
<b>Second By:</b>	R. Grossklaus
<b>Vote:</b>	5 in favor 0 opposed

d)

<b>Address:</b>	635-677 Broad Street (AKA 72 Halsey St)
<b>Historic District:</b>	Military Park (Block 51)
<b>Application#:</b>	H16-007
<b>Application Date:</b>	01/20/2016
<b>Applicant:</b>	Young Park (President)
<b>Owner:</b>	The Prudential Insurance Company of America
<b>Description of Work:</b>	Proposing for new sign. Blade sign aluminum box with plastic faces navy blue vinyl will be applied as 2 <sup>nd</sup> surface 6'-3/8" bolts and nuts will be used for mounting.
<b>Decision:</b>	Approved with conditions
<b>Conditions</b>	1. Resubmit the sign with font and shape size. 2. Font to be sans serif bold to match tenants existing sign at current location. 3. Blade sign to be rectangular instead of round. 4. Font for blade sign shall match wall sign.
<b>Motion By:</b>	R. Hartman
<b>Second By:</b>	D. Scotland
<b>Vote:</b>	5 in favor 0 opposed

e)

<b>Address:</b>	287-293 Grafton Avenue
<b>Historic District:</b>	Forest Hill
<b>Application#:</b>	H16-013
<b>Application Date:</b>	02/10/2016
<b>Applicant:</b>	Melissa Weslei
<b>Owner:</b>	Jorge Mercado
<b>Description of Work:</b>	Installation of roof mount solar including 59-275 N panels, 2 inverters, 1-6000 KW inverter and 1 7, 600 KW inverter, 1 16, 225 KW PV solar system
<b>Decision:</b>	Adjourned to the regular meeting of April 6, 2016
<b>Motion By:</b>	R. Hartman
<b>Second By:</b>	S. Benavente
<b>Vote:</b>	5 in favor 0 opposed

f)

<b>Address:</b>	835-837 Degraw Avenue
<b>Historic District:</b>	Forest Hill
<b>Application#:</b>	H16-015
<b>Application Date:</b>	02/11/2016
<b>Applicant/Owner:</b>	Wilfredo Borges
<b>Description of Work:</b>	Applicant is replacing siding on entire house with Vinyl (Khaki Color) also interior work
<b>Decision:</b>	Denied. Applicant to resubmit application
<b>Motion By:</b>	R. Grossklaus
<b>Second By:</b>	D. Scotland

<b>Vote:</b>	5 in favor 0-opposed
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**g**

<b>Address:</b>	225-231 Mc Whorter Street & 233-239 Mc Whorter Street (Murphy Varnish Works Building)
<b>Historic District:</b>	Individual Landmarks
<b>Application#:</b>	H16-017
<b>Application Date:</b>	02/16/2016
<b>Applicant:</b>	Madeline Ruiz-Robinson (Architect)
<b>Owner:</b>	F.M. Renaissance, LLC
<b>Description of Work:</b>	Applicant wants to add a new 4- story addition within the courtyard, and to keep one of the court yard structures previously approved to be demolished as part of the new project. The courtyard building is to be converted and renovated into residential & commercial uses; new insulated windows are to replicate the existing style and material of the original units.
<b>Decision:</b>	Approved with conditions
<b>Conditions:</b>	Landmarks staff and commissioners shall be kept updated regarding final material selection concerning windows, roofing materials and metal edging.
<b>Motion By:</b>	R. Hartman
<b>Second By:</b>	S. Benavente
<b>Vote:</b>	5 in favor 0 opposed

## 6. Adjournment 8:40:05 PM