

NEXT MEETING: THURSDAY, SEPTEMBER 22, 2011 AT 6:00 P.M.

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
AUGUST 25, 2011**

Chairman Robert Olson called the meeting to order at 6:10 p.m., it having been duly noted that this meeting is in accordance with the Open Public Meetings Act N.J.S.A. 10:4-6 et seq., notice of which was published in The Record on the 29th day of December 2010, and sent to the Star Ledger on the 29th day of December 2010. Roll call was taken. Members present were: Bob Olson, Gerard Garofalow and James Manfredi.

The minutes of the July 28, 2011, meeting were approved.

APPROVAL NOTES: ANY APPROVALES REMAIN SUBJECT TO THE APPLICANT SECURING CONSTRUCTION PERMITS FOR ALL WORK REVIEWED BY THIS COMMISSION. ALL APPROVALS FOR SIGNS ARE SUBJECT TO CONFORMANCE WITH ZONING ORDINANCE AND MUST BE APPROVED AS SUCH BY THE ZONING OFFICER.

IF THERE ARE ANY DEVIATIONS TO WHAT IS APPROVED, ANY AND ALL CHANGES MUST BE PRESENTED TO THE HPC PRIOR TO ANY WORK BEING DONE. THIS INCLUDES ANY CHANGES IN PLANS, MATERIAL, COLORS, ETC., WHICH HAVE BEEN GIVEN FINAL APPROVAL BY THE HPC.

Public Comments (not pertaining to applications): None at this time.

Old Business: (11-04-03) The Cintron Firm, 167 Main Street, sent a letter on June 15, 2011, advising that he has contacted the installer of the awning who will be issuing updated specifications within the week and that special paint is required for the front of the building and the contractor is in the process of obtaining samples from the supplier. He will keep the HPC apprised as he receives more information. No updated information has been received. A letter will be sent to Mr. Cintron requesting that he attend the September meeting to provide a status update.

Green-Tech General Contracting, 74-76 Mt. Vernon Street, was represented by business owner, John Lee. This is a continuation of an application to install a new door. The applicant brought a picture of the new door that he proposes to install on the building. The siding corner will also be replaced and painted to match the existing color of the siding on the side of the building (light blue). The damaged trim will be repaired. The actual colors need to be specified on the application as well as the details of the new door. The door will be the same color as the window frame. The door will swing out to the right. The trim around the door will also be painted. The applicant took the application so that he could update with all changes and will return it to the Building Dept.

A motion was made by James Manfredi and seconded by Gerard Garofalow, to approve the application as proposed, a new door will be installed, which will swing out to the right, the door will be painted in a brown color (details of the exact color of the supplied to the HPC), the damaged trim will be replaced and painted a light blue (exact details of the color to be supplied to the HPC). All were in favor of this motion. The applicant was instructed that once he returned the revised application to the Building Dept. he could obtain a permit from the Building Dept.

219-225 Main Street, was represented by Leo Pflieger of PRG Group, the property management company. This is a continuation of an existing application. To date they have finished the roof on the second level. They have also completed the back wall along the first level. They ran into a little trouble with the wood being rotted.

They are pretty much replacing the entire side under the Mosco sign as well as the bottom of the building. This wood is all rotted. It seems they used plain wood that was not weather treated. They plan on

installing new material that will be more durable with the weather. They plan on installing new metal molding, which will stand up much better than wood. They will redo the entire front and paint the new area. Everything that is rotted will be changed and will end up looking the same in the existing colors.

The owner feels that he has done enough for the building and replacing the existing signs or adding awnings should be the responsibility of the existing business owners. He spent a significant amount of money on extras from unplanned damage to the exterior of the building. The taxes have gone up and the owner feels he is not able to do any extra work at this time.

For the rest of the building, which is the side wall of Viva Roma Deli and the whole front of the building (which is four storefronts), they plan on taking out all the transom above the windows and it will be replaced with steel beams because they have had some water problems. They will paint this to aesthetically fall together. They are going to power wash both Viva Roma and Star Nails to bring the brick back to natural brick. They will repoint up to the cement line (about 13 feet) and change the two doors on Park Street and Main Street. These doors will be French doors. He will check with the Building Dept. to make sure these don't have to be fire rated.

All the window framing will be painted in bronze brown. All the vestibules and ceilings and moldings around the doors will match up with the window framing in bronze. The transom above and the doors will match and be the same color as the mortar. They plan on speaking to the pet store and the nail store to see if they will get new signs. It was suggested that these stores just apply raised letters and it will look very nice with the new exteriors. Viva Roma already has a fairly new awning and existing projecting sign so they do not need to replace either. Viva Roma is expected to come in with work they plan to do on the side window but no paperwork has been received to date.

Bob Olson said he will contact Mike Landolfi again to discuss using a portable scaffold on this project. He did call him but has not gotten a return call yet.

All four storefronts will now look exactly the same. The building will look very nice once all work is complete. The buildings will look very uniform once completed. There is some conduit on the front that needs to be either removed if inactive or concealed. They will try to repoint the mortar on the bottom and on the top to match and look cleaner.

A motion was made by Gerard Garofalow and seconded by James Manfredi to accept the changes in the next phase of this project as discussed, all existing wood that is rotted will be replaced and painted in existing colors; the entire front will be redone and painted; Viva Roma and Star nails will be power washed to return the brick to its natural state; the transoms will be replaced with steel beams, cement board and painted in matching colors to match the mortar; the front will be repointed to approximately 13 feet up; the two doors on Park Street and Main Street will be replaced with French doors (applicant will check with Building Dept. on specifications for these doors); side door frames will be replaced to match upper transom on both sides; all window framing will be painted in bronze color. All were in favor of this motion.

The HPC asked Mr. Pfeiger to thank the owner for all the work that he has done to this building. It greatly improves the look of Main Street and is very much appreciated by the HPC.

Rialto Theatre, 172 Main Street, was represented by building owner, Candice Choi and the new contractor, Israel Fuentes. They came to give an update on revisions to this project.

The HPC explained to Mr. Fuentes what was originally approved by the HPC in August 2009 was brick veneer on the side columns of the building and that allowing any stucco on the side of this building was a very big concession on the part of the HPC.

Mr. Fuentes explained that there are now money concerns as previous contractors had used much of the budget for this building. Mr. Fuentes said they would like to apply white stucco to the columns to

stimulate stone similar to the front. This would then leave the side with beige stucco and more white stucco, which really is not the intention of the guidelines. The side door entrance was supposed to be much more elaborate and brick was going to be incorporated in this area. Mr. Fuentes explained that the door is not properly centered as the window was not installed in the proper location. They are looking to somehow fix this area. Previous contractors took the money but did not complete the job.

Gerard Garofalow explained to Mr. Fuentes that while the HPC can sympathize with money issues its responsibility is to make sure the guidelines are followed and cannot make concessions simply due to poor money management on this project. The HPC did not make these mistakes to the building so it cannot be forced to change what is required under the guidelines nor make any concessions on approval. The original approval for the stucco was based on the contingent that brick be applied to the columns. Allowing the stucco on the side of the building was a very big concession by the HPC in order to get this project moving. The HPC feels it has already made major concessions and is not prepared to make any more concessions. It has tried to be extremely cooperative in order to keep this project moving. It will not allow no brick on the side of the building after already allowing stucco to help keep the cost down.

The door was not done as approved on the previous application. It should have been a much more ornate opening than what was installed by the previous contractor. The HPC has worked with the applicant to keep the project moving but it does have its limits.

The windows previously were approved in a black color (July/August 2009). The HPC needs to see an updated color rendering of the work to be done listing specific details of the work to be done

Mr. Fuentes questioned the sidewalk. He said the Building Dept. told him that they had no say in how the sidewalk was done and they were not sure if pavers were required. The HPC advised that it was their understanding that if a portion of the sidewalk had to be replaced, it had to be done in pavers on Main Street. The Cedar Street sidewalk could be concrete. The HPC said it would check with the Building Dept. for clarification of this. The applicant had considered using stamped concrete but found it was not cost effective. They want to change the front door because it is off center.

It was decided that it might be better to walk to this site and discuss revisions at the building location. A short recess will be taken to go to this building after reviewing the remaining applicant. The HPC also advised Ms. Choi that they needed to see a color rendering of the proposed work before any decisions could be made.

The meeting then continued at the building site. The HPC suggested to Ms. Choi to sand wash the brick on the Cedar Street side since powerwashing does not seem to be working. The lentil should have been powerwashed before it was installed. The door on the side is not centered. They want to close the side up and move the door. They would like to stucco the lentil over the window. They have to go over the brick and figure out what to do with the concrete on the side of the windows.

The HPC explained to the applicant that it is too hard to take an old historic building and make it look modern. It is an old building and they should leave it alone and just try to keep it historic looking. The HPC suggested using a limestone sill under the window.

The columns need something like a brickface or something to make them brick veneer again. They are using a band by the stucco and are thinking of carrying it over to the stucco end to cover the wire. The problem is the window is in the wrong place, which makes the door off center. The building is old, years ago they did not match things up. The mistake has been made and it is too costly to fix now. They need to remove the stucco mesh exposed and no more stucco should be added to the building. It was suggested to use some type of brickface along the foundation as well.

There will be a sign above the outside door. Bob Olson suggested surrounding the door in brick to make it appear more centered. They must be very careful waterproofing to make sure the water does not peel off the brick facing. It will need copper or a better waterproofing. The sidewalk will be cement on the

Cedar Street side and the front needs to brick pavers. Another alternative might be brick up to the window with limestone lentil going to both sides of stucco, which will allow door to be centered under window and give a more aesthetic look to the building.

The changes need to be drawn up in a new colored rendering so the HPC can approve it. The HPC is trying to help move the project along but cannot go against the guidelines to speed up the process.

New Business:

(11-08-01) Jade Lee Kitchen, 191 Main Street, was represented by business owner. The application fee was previously submitted to the Building Dept. The application is for new signage.

The applicant explained that she was unaware that she needed to apply for an application before the sign was refaced. Her sign maker told her that no permit was necessary. The sign has already been installed. It is a white background with red lettering. Although this is a box sign, the applicant was advised that it cannot be lit and advised it is not lit from behind.

A motion was made by Gerard Garofalow and seconded by James Manfredi to approve the sign that was installed as it was just a face being changed; the size of the sign is the same, only one telephone number was added and the new colors are white background with red lettering. All were in favor of this motion.

Correspondence and Notes:

- A. Discussion on reviewing guidelines. David Bilow suggested that the HPC allot 15 minutes per meeting to discuss a different area of the guidelines each meeting if time permits. Awnings to be discussed this month.
- B. Donna McEntee – getting business cards made for HPC.
- C. Funds were encumbered to order supplies under PO #7318.
- D. HPC can make an addendum to be included with the guidelines for necessary updates.
- E. Bob Olson will make a list of the historic building so that it can be distributed to all members for input.
- F. HPC will send a letter to the Building Dept. advising that it has changed the application procedure and all application fees should be attached to the application and brought to the meeting. The HPC will deposit the fee with the front office.
- G. The HPC needs to do an updated walk of the historic district.
- H. Letter to be sent to the new medical practice opening on 204-206 Main Street advising that they are in the Historic District and need to file an application before any work is done.

Announcements: None at this time.

There being no further business, the meeting adjourned at 7:40 p.m.

The next meeting will be September 22, 2011, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept./ Zoning Board
 The Cintron Firm
 219-225 Main Street – Leo Pflieger
 Green-Tech General Contracting
 Jade Lee Kitchens
 Rialto Theatre – Ms. Choi/Israel Fuentes