

NEXT REGULAR MEETING: TO BE DECIDED AT A LATER DATE

**MINUTES OF THE HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING – 172 MAIN STREET**

July 15, 2009

Chairman Robert Olson called the meeting to order at 6:06 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. Roll call was taken. Members present were: Robert Olson, Juan Kuriyama and James Manfredi. David Bilow arrived after roll call.

APPROVAL NOTES: ANY APPROVALS 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, MATERIALS, COLORS, ETC., WHICH HAVE BEEN GIVEN FINAL APPROVAL BY THE HPC.

The purpose of the meeting was to discuss revisions to the plan for the former Rialto Theatre. A formal application was submitted by the property owner, Candice Choi.

Old Business: Rialto Theatre, 172 Main Street (09-07-01) – Building owner Candice Choi, architect Al Zaccone and contractor Lenny Eng were present to discuss the proposed plans for the building. The application fee was submitted to the Building Dept.

As a clarification, Bob Olson announced that as Chairman his job is to act as moderator. He does not vote on any applications unless there is a tie vote. He is permitted to voice his opinion but only votes in the event of a tie vote.

Mr. Eng acknowledged that he was definitely ill-prepared at the last meeting because he did not know what was expected from him. Tonight he has brought the completed application with new drawings along with the architect, Al Zaccone to answer any questions.

The front of the building will strictly be restored. They were not touching any brick unless it was to repair it. Tonight he has brought samples of three different bricks, two are actually new bricks. Held up to the building it is very hard to tell the difference so matching up will not be a problem. His mason actually cleaned up a section on the side of the building and the lower ones clean up almost similar to the ones on the top.

The other issue was what was going to be done with the side of the building. There is only one limestone cap on the side that looks damaged and he thinks they will be able to get a pretty good repair on this one (to the left side of the front door). He could easily replace it if necessary. As far as the coping on top, it can definitely be repointed. There is nothing that can't be moved and realigned. He will have no problem getting the front of the building back to original condition.

Al Zaccone said their intention was to keep the building with the same look it had at the original time. There had been originally a storefront that was in there originally as well as a canopy that

was changed at least 35 years ago. Originally there were three windows on the front of the second floor. Mr. Eng said he doesn't feel that the top pieces are limestone; it appears to be cast concrete.

There was talk of a possible marquis. The last one installed was actually a replacement. The original marquis was a flatter style than the last installed one. The HPC thinks that maybe a 2' marquis would be acceptable. The tough part about a new marquis might be appropriate lighting, which Mr. Eng said he would have to do some investigating with a sign company. David Bilow thinks that a new marquis would be grandfathered since it was just removed and shouldn't be a problem getting approval on. Mr. Eng thinks this would incorporate the building back to the original look.

The new entry will be recessed. It is a protected area for the center doors. Al Zaccone said the new drawings are still the same concept as always. Mrs. Choi is not sure how she feels about a marquis. She doesn't want her sign to stick out as different from the others due to lighting. Mr. Eng said he will try to come up with a solution to the lighting so that an appropriate marquis can be installed. Some sort of lighting will be needed for the sign and Mr. Eng said he doesn't mind doing the research.

Al Zaccone said that they are looking to maintain the front and try to put some of the front on the side of the building. The building itself is just over the property line. There were a lot of patches done to the side. They felt the critical thing was to have the look of the Rialto on the front and take that character of what the building looked like and bring that around to the side. They feel that to stucco the side of the building that brings in some of the design features by cutting into the design of the stucco. To add onto the face of the building, would encroach on the property line even further was his opinion. The HPC did not think having brick columns would cause the building to stick out any further. There were already stairs that stuck out three feet so this should not cause any problems. Mr. Eng thinks it would be a good idea to have some brick around the side entrance.

Al Zaccone does not feel Garden State Brickface brick-it style system will work on this building. This brick is not used to fix imperfections; it will follow the contours of the existing building. A scratch coat would be necessary to fix the building before installing the brick-it system. The first coat of hard coat is necessary no matter what is installed, brick-it or stucco. The stucco is available in many colors. Mr. Eng brought a sample book of colors. The HPC thinks the side of the building needs to be enhanced. The front of the building needs to be incorporated into the design of the side of the building. The HPC advised the applicant that it could install the brick in whatever cost effective measure it feels is proper whether it be full brick or a brick-it system. There are five brick columns proposed on the side. The in-lays can be in whatever color the HPC wants. Al Zaccone thinks that a product that looks like brick will not be as attractive. The HPC advised that it would like to see brick columns. The contrast in between the columns would pull into the front of the building. This could easily be dealt with since there were previously stairs that stuck out three feet. It does need some sort of projection but maybe not a full brick. Mr. Eng thinks that if some of the front of the building could be brought to the side entrance, it would enhance the building and bring in the theme of the front of the building.

Bob Olson stated that members have pointed out that the guidelines (first bullet on page 19) specifically state to never cover over brick with stucco. Members feel very strongly about this. Al Zaccone said if the condition of the brick is fine that is correct. Bob Olson said it is still stucco no matter what color it is. James Manfredi said in his opinion it detracts from the overall character of the building. The HPC thinks some brick is necessary to incorporate on the side to have continuity with the front. Al Zaccone said the front of the building is what is important. The side has been chopped up and is not good quality brick. Bob Olson said that the side of the building as a theatre was for entering/exit only. Now the side entrance is going to be one of the main entrances to the building and merits the same attention as the front of the building. Mr. Eng

thinks that if the HPC allows brick around the side entrance, it would be great. It would be a better use and almost match the front.

Mr. Eng said the system used is a total wall system. First a scratch coat, then another coat and then the final coat, which is what is actually seen. This is a very sturdy process and will maintain well. Colors are varied on this product as well. Bob Olson said he likes the design on the side but it just needs to be enhanced with brick other than just the entrance. The stucco is flat and has no depth. This is why the HPC is suggesting the brick columns with stucco in between. Mr. Eng thinks it will look great and he thinks he can work it out so that it is cost effective for Ms. Choi. There are some other ways they can save money to make this work.

Mr. Eng asked if the HPC would consider some sort of marquis on the side. Al Zaccone felt that they had to first come up with how the front marquis will work out and then see what is cost effective.

Mr. Eng brought samples of the window frames. They can be done in anodized, clear-coated aluminum or black. They would prefer to use black on the doors and windows. The doors are full glass with black aluminum with a very small frame. There are no big solid panels anywhere on the building. To get a custom color is cost prohibitive; it would cost more than the windows themselves. They think the black would work well with the design and colors of the buildings. These are maintenance free frames. The entrances are recessed so they are not that visible anymore. The glass is a regular clear tempered low e glass. There is no tint to it.

Colors of materials will be decided upon when new plans are submitted.

Al Zaccone will work on new drawings. The July meeting will be changed to a new date. Bob Olson and Al Zaccone are unavailable on July 23. A new date will be decided upon when everyone is available.

In order to keep the project moving, the HPC will grant approval tonight so Mr. Eng can order the windows. A motion was made by James Manfredi and seconded by David Bilow to approve the doors and windows in the black aluminum presented at the meeting; windows will be a regular cleared tempered low e glass; the same windows presented in the original drawings, the front windows have grids and are double hung; the side windows being one panel. All were in favor of this motion.

A sample of the window frame and bricks were presented for the HPC files.

There being no further business, the meeting adjourned at 7:05 p.m.

The next meeting scheduled for July 23, 2009, at 6:00 p.m. will be changed to a date to be decided.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.
Zoning Board of Adjustment
Rialto Theatre (Candice Choi)