

NEXT REGULAR MEETING: THURSDAY, JULY 23, 2009 AT 6:00 P.M.

MINUTES OF THE HISTORIC PRESERVATION COMMISSION

June 24, 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., notice of which was published in The Record on the 31st day of December, 2008, and sent to the Star Ledger on the 31st day of December, 2008. The change of meeting date was sent to the Record and posted on the municipal bulletin board. Roll call was taken. Members present were: Robert Olson, David Bilow, Juan Kuriyama and James Manfredi.

The minutes of the May 28, 2009, meeting were approved.

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.

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

New Business: (09-06-01) J&R Shaving Arts, 180A Main Street, was represented by business owner Rafael Ramirez. The application fee of \$60 was submitted to the Building Dept.

The application is for new signage to the building. The existing writing on the windows will be removed. The applicant was not sure of the colors he wanted to use or the exact size of the sign. He had no definite plans or details to give to the HPC at this time. He is thinking of changing the color of the sign that will be mounted above the awning. He might also see if he can leave some of the signage that is already on the windows. The HPC advised the applicant that he must check with the Building Dept. to see how much signage is allowed since there is a lot of signage in the window without adding the additional sign. The applicant was also advised that he should include lighting with the application so that it can be approved at this time and installed when he chooses. This way he will not have to come before the HPC again for permission for lighting. The application was returned to the applicant with instructions to return next month. The applicant was also advised of maintenance necessary, which must be resolved by the building owner as part of approval. A copy of the maintenance conditions will be given to the applicant.

The applicant was advised that an oval shaped sign may not fit well with the building and that perhaps he might want to consider a rectangle sign with an oval on the inside. This might also help him to incorporate the colors he wants to use.

Conditions that need attention: entrance door needs painting/repair; storefront needs repair (socks in hole); remove brackets; spalling/cracked brick; loose conduit; loose mortar on brick.

Old Business: Rialto Theatre – Building owner Candice Choi and contractor Lenny Eng were present to discuss the proposed plans for the building. Mr. Eng submitted pictures of proposed changes to the building. He said that the brick on front façade will not be removed, it will be repaired, the brackets for the marquis will be removed. The windows are being changed. Mr. Eng was under the impression that he was only present to discuss the side of the building. Bob Olson explained that he was actually present to discuss any work being done to the outside of the building – everything, work on front and side of building, door colors, materials, etc. The HPC was only presented with a rendering in 2007, it has never seen any final plans for this building. The original approval was given for conceptual plans only so that the building owner could get approval and was then supposed to come back to the HPC for its approval. This was never done. The HPC needs to know exactly what will be done to the outside of the building, it needs to know the colors of the doors, windows, light fixtures, etc., as well as materials being used on the outside of the building. There appears to be stucco on the side of the building. The HPC needs to know all details about any proposed lights and signage. The HPC needs to see samples and get exact color and material names.

Mr. Eng said that the front brick façade is strictly being repaired and repointed. There is a lot of old metal piping and bracketing for the old marquis, which will be removed. The brick will be acid washed, cleaned and brought back as close as it can be to original condition and repointed. This is the full front façade and stops at the turn. There was a little bit of hard stucco at the bottom and top parapet roofing, which is pretty bad shape right now. This will be coated with a hard coat mortar stucco. None of the actual shape or structure of the building will be changed. Windows are being added.

The HPC advised Mr. Eng that it needs to see all details so there is no miscommunication as to what materials or colors are being used. The HPC has seen no application or final plans in its file so an application must be submitted prior to any work being done to the outside of the building.

Mr. Eng said that he plans on salvaging all brick when the windows are removed so that it can be used in the front of the building in case any of those bricks cannot be salvaged during repair. The HPC is concerned because there are two types of bricks on the side of the building and they want to make sure the bricks match. Mr. Eng said he will bring an actual sample to the next meeting and is also willing to wash a small area of the brick and have the HPC examine it to see how it comes out. He plans on using as much of the original brick as possible to keep the look as authentic and original as possible.

The submitted pictures have been seen by all members. Members have concerns about using stucco on the side of the building. Mr. Eng was advised to check out the first bullet on page 19 of the guidelines, which clearly state that brick should not be covered with stucco. This guideline booklet is part of the application packet he needs to pick up and submit. Page 11 of the guidelines actually has a picture of the Rialto on it. Mr. Eng was not aware that the HPC did not see the plans submitted to the Building Dept. He said he was already given permits by the Building Dept. He was instructed that he needs to get approval from the HPC before any work is done on the exterior.

A discussion was held on possibly adding a small marquis to the building. The building owner said she is not opposed to this. She thought she had to have a flat sign. The HPC said it would like to see a smaller version of the marquis installed on this building to maintain its character since it is a well-known building.

The HPC informed the applicant that it had no problem scheduling a special meeting if necessary when plans are finalized so that progress on this building is not held up waiting for a meeting. The HPC needs to see construction drawings listing details on the lentil, extent of pointing, what will be done with the copings, windows, colors, materials, sizes, etc. The HPC must see all specifics with a completed application in order to grant approval. There are too many details missing for the HPC to make any decision on this project. Mr. Eng said he would like to

incorporate some of the features of the front of the building to the side of the building. Mr. Eng said he was unaware that an application was not approved as he came in the project later on. He will bring samples and details to the next meeting and discuss same with Al Zacccone. New pavers and sidewalks are planned for Main Street and Cedar Street.

As far as July 4th, Mr. Eng plans to paint the plywood and neaten it up. The doors will be covered and some bunting will be added to each window. No scaffolding will be on the side of the building and they will make sure it is appropriately cleaned for July 4th.

Mr. Eng said he will get a copy of the plans to the HPC so that they can be reviewed. He asked if he needed to bring an actual sample of windows or if written info is acceptable. The HPC advised Mr. Eng that he should not order any materials until after approval is granted. There is currently no approval for this project from the HPC.

Correspondence and Notes:

- A. Walking review of historic district (Kuriyama & Manfredi). Pictures are being worked on.
- B. Discussion on reviewing guidelines and application – will be conducted when all members and Commissioners are present
- C. Rialto Theatre – present at tonight's meeting.
- D. Berries Restaurant – no application has been received although a letter was sent from the Building Dept. on March 3 that the applicant had 30 days to submit an application.
- E. Donna McEntee is working on a logo for the HPC.
- F. Letter was sent to Mayor and Board of Commissioners inquiring about status of planters and trash receptacles that were ordered in December – no response from Mayor and Commissioners
- G. Little Stars Day Care – a letter was sent to Martin Durkin, Esq., inquiring about the status of the 78 Mt. Vernon Street address and the outcome of the painting on the windows. The HPC has never heard the final decision on this building – no response to letter
- H. Little Stars Day Care – the plants in the front planter have died. A letter was sent to the owner inquiring if they will be replacing the shrubs in the front. Response received from Little Stars.
- I. Creative Framing – a letter will be sent asking that the deteriorated wood be repaired and the sign reinstalled on the front.

Announcements: None at this time.

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

The next meeting will be July 23, 2009, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

cc: Building Dept.
Zoning Board of Adjustment
J&R Shaving Arts
Rialto Theatre (Candice Choi)