

NEXT REGULAR MEETING: WEDNESDAY, AUGUST 27, 2009 AT 6:00 P.M.

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

August 13, 2009

Chairman Robert Olson called the meeting to order at 6:15 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, David Bilow and James Manfredi. Terry McDonough 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 no vote would be taken at this meeting as there were members missing due to vacations. The information would be brought back to the entire HPC at its meeting in two weeks. At this meeting, the HPC members will act as a special committee. This is a good time to review details and then go over any final questions and present it for a vote at the next regular meeting of the HPC.

Al Zaccone said that instead of having all stucco, the applicant took into consideration the concerns of the HPC regarding the brick. They are introducing the brick. They have an option that they wish to reserve. They want to build out the sides. It has always been flat but they are looking to introduce the brick piers and introduce the side entrance that will extend over the property line about 3-4 inches from the face of the building. In order to introduce the brick or brick look that would just about line up with the piers of what is inside the building, there will be a series of five piers, two on one side of the entrance and three on the other side of the entrance. They will be brick or brick veneer (thin brick). The basic colors will be a beige stucco panels and red brick. They are looking to cover up the many transformations, changes, opens done over 70 years, canopies were removed, etc. They are looking to cover up the best they can with the stucco. By doing that the elevation will bring the stucco up short of the roof or parapet of the building and keeping that existing brick.

Al Zaccone asked the contractor if this design would still fit within the budget. Lenny Eng said he thinks it actually helps the budget because now they can offset the cost of the suspenders. What they don't spend on the stucco on the top, would end up as no additional cost to Mrs. Choi. He

was assured by Progressive Brick that it would be no problem matching the brick on the front of the building. He actually brought a few samples to present to the HPC. The HPC said that the wire-cut finish is the preferred match. The selected color is Concord in a wire-cut finish. If for some reason, this brick is not available the applicant would like the option to use Princess Royal Blend in a wire-cut finish. This would be an acceptable option if the first choice is not available. The HPC must see this brick before it is put up. Al Zaccone said he also wants to see it before it is put up.

There was a question as to a change made in the lentil on the Cedar Street side window closest to Main Street. The lentil that was under the window was not in great condition, it was undersized for this window. To restore the look, they will need to drop it back to where it was. The lentil was supposed to be set in further, it was brought out too much Mr. Eng realizes at this point. It is also a foot higher. It now breaks the whole band. They can make the band smaller but still use the original brick. The soldier course of bricks will still wrap around at the same place. The contractor said he can just fix the side window and make it look like the drawing. Lenny Eng said it will not be a problem to maintain what is currently in the drawing. He will take care of this.

The colors of the outside of the building will be a darker color as an accent and around the windows and on the bottom. The stucco will be a beige background. The stucco is a hard-coat system. Although a final decision has not yet been made, the suggested color of the background stucco will be Total Wall System Sunset Yellow #2200A and the accent color will be Pewter #2280A. A sample will be provided when the final decision is made.

There was a discussion about potential signage problems with future rentals of the retail space. It was suggested to Mrs. Choi that she might want to give the parameters as to what signage will be allowed so it is all consistent. This should be included in her tenant work letter that she selects the color scheme for her building so there is uniformity. If a tenant needs assistance as far as the HPC, the process could be streamlined if Mrs. Choi wanted to include those details in her approval now. Al Zaccone said he felt it would be better if each tenant came before the HPC separately.

The HPC questioned Al Zaccone about possibly adding a sixth row of bricks to balance things out. Al Zaccone felt that an additional sixth pier did not look right at the turn around. He will review it. This is the look of this building that he wants and he thinks that the HPC should not be designing the building. The HPC would like to see what it would look like with a sixth row. Al Zaccone said he may or may not submit a new design. He does not like it and will look at it again. He thinks that details are not what the HPC should be involved in. Al Zaccone feels it proposes other problems and he will think about whether or not to change it.

Candice Choi will think further about the colors she wants to use. She was originally planning on just stucco on the side. They have added brick to incorporate it with the stucco. It was pointed out that that the guidelines prohibit stucco over existing brick (page 19).

Al Zaccone said that to try to maintain a building that is in terrible shape does not look right. They are trying to come up with a solution that will make everyone happy. The front window will be brought back to original height.

Al Zaccone stated that the color of the windows on the second floor of Main Street will be white. Lenny Eng said there are three double hung windows that are residential windows. They are white and have always been white. Al Zaccone said he was not including the second floor windows when they asked for approval of the black windows. These are residential windows and do not come in black. The HPC checked the notes from last month as follows, which are dated July 15, 2009:

"Mr. Eng brought samples of the window frames. The 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.

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."

There was never a mention of white windows and the HPC feels that white windows will not look right when the rest of the windows are done in black aluminum. Lenny Eng said there are three double hung residential windows on the front on each side. Al Zacccone said those windows are white. The intent is that the windows are white and he is going to submit them as white. They have always been white. Mr. Eng said he doesn't think you can get a residential Anderson window is white.

The HPC said he can submit whatever he wants and then see if it gets approved. Al Zacccone said he is still doing a white window, the black does not work. He will not be able to get a white window, it cannot be maintained, it is white now, has been white for 40 years and it does not make sense to make them black because it is a different look from what is above from what is down below. Mr. Eng said he does not think black exists and thinks white stays clean.

The HPC is concerned that the white will stick out with all the black aluminum. It is trying to restore the historic character as much as possible. They are concerned it will really stick out in white. The applicant is free to submit whatever they want to submit and then it is up to the HPC to approve it. The HPC checked the picture of the Rialto in the guidelines book. The windows had grids but were not white. Al Zacccone said they will put in grids in the upper windows but they will be white.

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

The next meeting is scheduled for August 27, 2009, at 6:00 p.m.

Respectfully submitted,

Barbara DeLuca

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