

**Historic Preservation Advisory Commission Meeting
Regular Meeting of November 18, 2019 7:00 pm**

The regular meeting of the Historic Preservation Advisory Commission took place on the above date. Chairman Dennis Becker read the Open Public Meetings Act and requested Commission Secretary Mrs. Citterbart to call the roll. Commission Secretary Mrs. Citterbart stated there was a quorum.

OATH OF OFFICE

None

MEMBERS PRESENT: Mr. Porter, Mr. Kaplan, Mrs. Schulte, Mr. Talty, Mr. Becker

CALLED AHEAD TO BE EXCUSED: Mrs. Diglio

PROFESSIONALS PRESENT: Owen Bonnet of J. Caldwell & Associates

FLAG SALUTE: was recited.

CONSIDERATION OF MINUTES:

September 16, 2019

Mrs. Schulte made a motion to accept the September 16, 2019 minutes with correction on page 2 of deletion of "unanimous aye" because roll was called. Mr. Porter seconded the motion.

Minutes were approved with a unanimous "aye" vote.

NEW BUSINESS:

Teyma Group, LLC (#HPC-6-2019)
Block 8.04, Lot 6
185 Spring Street
T-6 Zone

The applicant is requesting to expand the building 10'-6" to the East, add signage and change front façade using materials from the approved materials list.

Sworn in: Joseph Primiano, 26 Old Trenton Road, East Windsor, NJ. Architect for the applicant. License is current.

Mr. Primiano briefly described the application and stated: We are seeking amendments to a previously approved application two years ago. The approval was to make some enhancements by changing materials on the façade and colors but we were keeping in line with the same store fronts and street scape on Spring Street. There were comments from the Board to retain certain window configurations which we agreed to. We are here today because we are looking to expand the building into the alley on the right hand side. There is currently a 15'6" alleyway between the two buildings. We are seeking to expand 10'4" into the alleyway on the lower floor leaving a 5' clear walking space. We matched a lot of the original colors and materials we were originally planning to do. We are keeping the brick across the front. We are keeping the corabels and the decorative trim across the top. We are keeping the two sets of triple windows. On sheet 4, for comparison you can see a straight on view of the existing building and on the bottom right is the rendering that we provided two years ago that we were approved for. And then the rendering on the top is the current rendering of what

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we're proposing. So we are still going with a black and wood theme while still exposing the brick. We changed the manufacturer of the wood. It is still a wood product but it is a seasoned wood created with a special technique that preserves the wood for exterior cladding. We are proposing that in this addition will be a restaurant/café. The intent was to put a lot of glass across the front of the building and open it up towards the streetscape of Spring Street. So it's an enclosed building but with the large doors across the front it provides for an open outdoor feeling kind of space. There are tables and chairs along the sidewalk and when the doors are open there are additional tables and chairs that would feel part of the streetscape. We kept it at a one story design because we don't want the addition to be too impactful on the neighboring building or the alleyway. We want light to come down into the alleyway. We want the second floor to have the light coming in as well as they are residential living areas that were approved previously. We did a flat roof on the first floor to match the second floor. We did the decorative bands. We did the freeze boards that are going across. We tried to do something that will complement what is existing. We are keeping a lot of glass. We are trying to invite the public and combine the street space and the private space. So people will eat lunch and see people walking by. It's a nice friendly atmosphere. I can go into the signage. The existing signs were 96 square feet. The last time we came before the Board we reduced that sign significantly. We cut it in half and we were asking for relief for 45.5 square feet which is a little less than half. And we were approved for that. We are asking now to cut that down even further. There will be two signs; a 20 square foot sign which is over the café door and a 21 square foot sign that would be on the awning. So a combined square footage of 41 square feet. We may have to apply for a variance when we go to the Planning Board for some of these items. But overall it is a reduction of what is currently existing.

Mrs. Schulte questioned: Is that real brick across the top?

Mr. Primiano stated: Yes. That is the existing brick. Some of it was covered. Some of it was painted over. The intent was to clean that up. To acid wash it and restore the original brick finish.

Mr. Becker questioned: Is there no brick around the two windows at the top that can be exposed?

Mr. Primiano stated: I don't believe so. Some of the brick that would be finish quality was up higher. It seems that somewhere around 30 to 40 years ago somebody covered some of that brick. A lot of times that is done if the brick is in bad shape or it wasn't maintained properly. It's anyone's guess when you start removing the wood treatments what the actual brick will look like.

Mr. Becker questioned: If you pulled it off and the brick is ok will you keep it?

Mr. Primiano stated: Yes. We could expose more brick and show less wood. That's not a problem. It might make sense if we could, perhaps use the freeze board that we have going across it might look good if we brought that to the top of the windows. Then we would have a natural stopping point of where the materials could change. If we can expose several more feet of brick we could do that.

Mr. Becker questioned: My other question is on the door. Does the door on the left lead to apartments?

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Mr. Primiano stated: Yes. The intent was to separate the two entrances. So in the front now the left door goes to the apartments and then next door over with the transom is the main entrance to the café.

Mr. Becker stated: I see you have another door next to windows.

Mr. Primiano stated: That's actually in the interior of the building. What happens is when these doors are open there is a space which you can see on the third sheet. There is about 16 or 17' dining space that is covered. So in colder weather when someone would prefer to sit inside and not be exposed to the elements. There is a glass wall that separates that. That door is actually 17' into the inside.

Mr. Porter questioned: In regards to the outdoor dining area, there was another store, Cheddar Alley that was set back. Are you looking to do the same materials?

Mr. Primiano stated: Yes. The materials on the outside we would like to bring to the inside. We want the materials to match.

Mrs. Schulte questioned: Do you have a sample of the wood?

Mr. Primiano stated: Yes. I have two samples of the shou sugi ban technique.

Mrs. Schulte questioned: Is that Victorian?

Mr. Primiano stated: I can't say it's Victorian. It is a different type of treatment to preserving wood. They actually fire the wood to preserve the exterior elements of it and prolong the exposure to weather and bugs. You can see it is all wood. This is one element where it starts off as a charred cypress. It is a yellow cypress look and they char the front of it to preserve it. This gives you the darker look on the front. There is an accent on some of the bands where they char it further. Most of the element is going to be this wood. Previously we had gotten approved for something similar in color but it was going to be fibrous cement. Although it looked great and is weather resistant, we wanted to go back to a natural wood element. The problem is the maintenance is unbelievable. Most of the time everyone winds up painting over it. You can see this up and down Spring Street. The building we are talking about had woods that were exposed but now they are painted over. After staining it every two years over and over people just paint it. Painting is less maintenance. There are companies out there now that are offering wood products that you don't have to sand and stain everything every five years. You don't have to paint it and it keeps that natural look. What happens to wood on the outside is it turns gray if you don't maintain it. The sun bleaches it out and that's what happens. That was our intent in going with a different material. We wanted to bring the wood element into the façade but doing it in such a way that it is not a maintenance nightmare.

Mr. Becker questioned: What is the life expectancy?

Mr. Primiano stated: You can put it up and it is 50 years plus. The fiber cement is another great product. It is not wood. You can get it in different colors. We were getting a brownish tannish color to resemble wood. We had some gray and some black. It was all part of the original proposal. It is still fiber cement. It is still installed as a lap siding like most of the buildings have.

Mr. Porter questioned: What are you using?

Mr. Primiano stated: This is shiplap. We would prefer to use the shiplap.

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Mr. Porter stated: Usually in the Historic area we use lap siding.

Mr. Primiano stated: If the Board prefers we can use the same product and do that lap with it.

Mr. Talty stated: I would go with the lap.

Mr. Primiano stated: I'm sure we could get it installed that way as well. The flat shiplap is a more modern look.

Discussion ensued on the lap style.

Mr. Kaplan questioned: Will the expansion go right to the property line? Do you own that whole alleyway?

Mr. Primiano stated: The entire alley is part of a lease agreement. We are still allowing the public to walk from the sidewalk down in that alley to the back parking.

Mr. Kaplan questioned: When do you think you will start work?

Mr. Primiano stated: Immediately. The building is already under renovation but we have taken a pause because we made some changes.

Mr. Kaplan stated: It is beautiful. If you did more of the buildings the whole street would be more appealing.

Mr. Bonnet from J. Caldwell & Associates reviewed report dated 11/13/2019 and stated: After reviewing the application and going through the Historic District guidelines, you are not really changing the building that much other than extending it 10'6" and that is more of a Planning Board issue. So obviously you will have to go to the Planning Board and get a variance for that.

Mr. Kaplan questioned: How many apartments are upstairs?

Mr. Primiano stated: There are four apartments upstairs.

Mr. Kaplan questioned: Are existing apartments there now?

Mr. Primiano stated: In 2017 there were offices up there. But all those offices have been removed and the apartments are almost completed. Again, we stopped some of the construction because we are asking for this expansion on the first floor. All of it was approved by the Historic Commission and various Boards. The permits have been approved. Teyma has been working on the building for quite some time now.

Mr. Kaplan questioned: Would the letter carriers have access to the building for delivery?

Mr. Primiano stated: Yes. We have a whole mailbox system that will be installed.

1st Public: Javier Gomez – he will be purchasing the building that houses the Barrel House. We will be redoing it using the same concept. We are making a big investment on Spring Street. We have bought 192, 194, 196, 198, 200, 195, 173, 169, 123 Spring Street. We keep buying buildings and will do exactly the same. Also on Trinity Street we have bought some property.

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Mr. Kaplan stated: I think that's great. One of the biggest problems has been absentee landlords.

Mr. Gomez stated: It does not take long to rent out the apartments.

Mrs. Schulte questioned: Is it mostly single people who rent them out?

Mr. Gomez stated: Yes.

Mrs. Schulte stated: My only concern is to try and keep it with the Victorian flare of our Town and not make it too modern.

Mr. Gomez described how it would look.

Mrs. Schulte questioned: Do you have someone in mind for that restaurant?

Mr. Gomez stated: No. We are planning to have 15 to 20 employees at the Barrel House. This one may be a little bit more. This one will be called Newton Café. The Barrel House will be Newton Sports Bar and Grill. We are looking to put our construction company on Trinity Street and bring more business to the Town.

OPEN TO THE PUBLIC:

None stepping forward. Portion closed.

Mr. Kaplan made a motion to approve the application as presented with stipulation that the wood overlap and bevel siding and exposed brick on lap if they can. Mr. Talty seconded the motion. The application was approved with unanimous "aye" vote.

Vegas Holdings, LLC (#HPC-7-2019)
Block 8.08, Lot 20
116-118 Spring Street
T-6 Zone

The applicant is requesting to extend the back of the building 9 feet. All surfaces using materials from the approved alternate materials list.

Mr. Vegas stated: I'm here not because I want to, because it is a high cost, but I've got extreme water issues and I have to do something. There is water coming through my building to the alleyway. It goes into a container. Years ago we put filters on it to control it. But the person who now owns it has taken it away and modified it so that now the dirt and debris goes in there and runs under this building, into the kitchen of the restaurant. It runs under the kitchen floor and into the basement to a cistern. From about 120 years ago it was connected to this street. Now it is overflowing and starting to flood because it is clogged. I have no way to stop it. I just cleaned it the other day. I took all the dirt and debris out and I'm starting again. The building inspector was out looking at the framing for the second floor. I had the architect out also. The only solution is to extend that roof line and go out. You can see it in this picture. It is basically along this wall. The building inspector said it might cut 70% of the water, but if it is pushed in with wind we will still get it. The building below it ends here and the wall is higher. At one time, this wall was part of another building that was owned by the same person. It is actually a cement roof that is slanted towards the building. So when it rains the water goes into the building. I've offered to buy the property from my neighbor. They don't want to. I have an easement. They

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don't abide by it. The easement says I have full right of way and they put up a wall there and garbage back there. There are animals living there. I have many pictures of these things. So that is why we are trying to seal it off now. We would like to do it in stages. We have approval for the porch. We are trying to put the roof up. We are putting gutters all the way around and will see how much that stops it before moving this whole building up. Right now it is already complete. The siding is a high quality, double insulated siding but it is shot. We are trying to preserve the windows because they are custom. It's a horrific cost.

Mr. Talty questioned: I thought you were just extending the roof and building a deck?

Mr. Vegas stated: That's what I wanted to start with that but because of the cost of the Planning Board and after talking with the Building Inspector, the architect, and Kathy we would like to request to do it in full. It's going to be identical to what you see in the picture, just further forward. It will be equal with some of the other buildings there. The architect recommended putting a slant on the roof to make it more attractive. We may give it a false gabel once we get up there.

Mr. Talty questioned: Where is the water going to go once you extend it?

Mr. Vegas stated: It will run along that wall with a 6" pipe all the way to the end of the parking lot. I've already spoken with the owners of that parking lot, the insurance company. From there it connects to the water drain in the Town. Since my neighbor has not been helping me, the Town was nice enough to put in a sidewalk, and put in a drain and connected his building to that drain in two spots. I spoke with the Town Manager. He is willing in the spring to extend that so we can connect to it to take the water away from this building. It is a difficult situation, but that's why I am dealing with this solution. We would like to take what's existing and extend it further. To make it even with the wall. Instead of there being a door there we are going to put in a window and behind the window will be a staircase going down to the bottom floor. We are trapped now because he blocked the wall here which would have been the fire area. So it has to be a really steep pitch to go down here just to get away from the second floor in case of a fire.

Mr. Becker questioned: What is the gray building to the right?

Mr. Vegas stated: That is the antique store, 124 Spring Street. You can see we didn't spare any expenses. We had to go down into the roof and pull the whole roof up above the restaurant. We had to save that ceiling and build a whole new structure above it. To make this water tight above the plywood we did not put another layer up front. We used solid PVC board. That is solid PVC board on top of plywood and then we used the blue skin which allows the building to breathe and keeps it water tight. And then the high end Armstrong windows.

Mr. Becker questioned: So you are basically looking to extend the one wall?

Mr. Vegas stated: That is a good place to start. We would like to try and do it without tearing down too much.

Mr. Porter questioned: Can you see it from Spring Street?

Mr. Vegas stated: No.

Mrs. Schulte questioned: Do you have tenants upstairs?

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Mr. Vegas stated: No because we keep running into problems. But we haven't given up. We are still trying.

Mr. Bonnet from J. Caldwell & Associates questioned: Where is the existing mechanical equipment and will you be relocating that?

Mr. Vegas stated: We can't really relocate it. Instead of it going up, we are going to twist it.

Mr. Bonnet stated: Ok. My concern was that you were going to put it on the roof and it would be seen from the street.

Mr. Vegas stated: The easiest solution is to put two smaller units in.

Mr. Becker opened the portion to the public. None stepping forward. Portion closed.

Mr. Porter stated: I feel bad that you have to do this but I wish you good luck.

Mr. Porter made a motion to approve the application as presented. Mrs. Schulte seconded the motion. The motion passed with a unanimous "aye" vote.

OLD BUSINESS

None

2020 Historic Meeting Dates

*January 21, 2020

*February 18, 2020

March 16, 2020

April 20, 2020

May 18, 2020

June 15, 2020

July 20, 2020

August 17, 2020

September 21, 2020

October 19, 2020

November 16, 2020

December 21, 2020

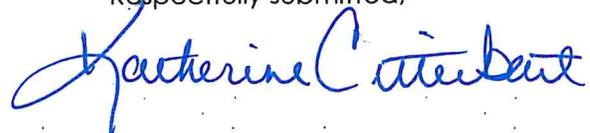
*Following legal holiday.

ADJOURNMENT:

Mrs. Schulte made a motion to adjourn the meeting. Mr. Porter seconded the motion. The meeting was adjourned with a unanimous "aye" vote at 8:05 PM.

The next regular scheduled meeting will be held on January 21, 2020 at 7:00 PM in the Council Chambers of the Municipal Building.

Respectfully submitted,



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Katherine Citterbart
Historic Commission Secretary