

HISTORIC PRESERVATION COMMISSION
CITY OF LAMBERTVILLE
REGULAR MEETING
7:30 PM, JUSTICE CENTER, 25 SOUTH MAIN STREET
MONDAY, JANUARY 11, 2010
MINUTES

The meeting was called to order at 7:30 p.m. by John Hencheck with a statement of compliance with the Open Public Meetings Act.

ROLL CALL.

Mrs. Ege called the roll as follows:

Present: Stewart Palilonis, Richard Freedman, James Amon, Lou Toboz, and John Hencheck.

Absent: None

PLEDGE OF ALLEGIANCE.

John Hencheck led the public in the Pledge of Allegiance.

OATH OF OFFICE

Stewart Palilonis administered the Oath of Office to James Amon.

ELECTION OF CHAIRPERSON

Mr. Lou Toboz made a motion to nominate Stewart Palilonis as Chairperson for the Historic Preservation Commission. Mr. James Amon seconded the motion. A unanimous roll call vote was taken in favor of the motion to elect Stewart Palilonis as Chairperson for the Historic Preservation Commission by all members present. MOTION CARRIED.

ELECTION OF VICE CHAIRPERSON

Mr. Stewart Palilonis made a motion to nominate Lou Toboz as Vice Chairperson for the Historic Preservation Commission. Mr. Richard Freedman seconded the motion. A unanimous roll call vote was taken in favor of the motion to elect Lou Toboz as Vice Chairperson for the Historic Preservation Commission by all members present. MOTION CARRIED.

APPROVAL OF THE 2010 MEETING SCHEDULE

Mr. John Hencheck made a motion to approve the meeting schedule, changing the date for the October meeting to Tuesday, October 12, 2010. Mr. Lou Toboz seconded the motion. A unanimous roll call vote was taken in favor of the motion to approve the meeting scheduled for 2010 by all members present. MOTION CARRIED.

APPROVAL OF THE DECEMBER 14, 2009 MEETING MINUTES.

Mr. Lou Toboz made a motion to approve the meeting minutes from the December 14, 2009 meeting. Mr. John Hencheck seconded the motion. A unanimous roll call vote was taken in favor of the motion to approve the meeting minutes by all members present. MOTION CARRIED.

APPLICATIONS.

Hart Ventures, Main and Coryell Street – Informal to discuss design elements

Mr. Donald Hart, applicant and owner of the Howard Mann Gallery was present with his architect, Michael Burns to discuss his application which is in front of the Planning Board.

Mr. Hart stated he has had discussions with Linda Weber, the Planner for the Planning Board. He previously came before the Historic Preservation Board to discuss his proposed application with the Planning Board.

SIGN: His prior application they discussed the sign and his desire to name the building and place the sign on the front of the building, replicating the original design from the 1940's. He has refined his site plan, reduced the size of the sign and made it look more like the other signs in the community (America, Artworks). The letters will project from the building and will be 3 feet wide by 5 feet high.

DISCUSSION ABOUT THE SIGN: The sign will be reduced to the two corners of the building. It will not be on a board and will be letters directly attached to the building like the sign for "America." There will be two projecting signs from the building for the stores, like what is currently on the building owned by Mr. Hart on Coryell Street. He plans on using stainless steel, copper or a different natural metal. He likes to brand his building and may use 45 Grand, however is considering 45 Main. Mr. Hencheck commented that it is a carriage trade to use the street as part of the address however; he encouraged Mr. Hart to go with his dream. Mr. Toboz asked why Mr. Hart reduced the size of the sign. Mr. Hart said he is not adverse to the larger sign, however it would require a sign variance and he likes the floating lettering. Mr. Toboz stated he would like to see the sign centered on the building. Mr. Burns, the architect, commented that the red horizontal line creates a separation. Mr. Toboz stated he would prefer to see it centered at the top of the building. Mr. Burns stated with the two residential units on the second floor, lighting would cause a problem.

FAÇADE: Mr. Hart would like to keep the building clean and free of decoration, more in keeping with the historic nature of the building. Mr. Hencheck agreed and said the building should speak for itself. Mr. Toboz stated that awnings were representative of an earlier period of time and that the building most likely did not have awnings. Colored glass would not have been used in the 1920s. Mr. Hencheck stated that it would give the building a false sense of history if Mr. Hart used awnings or colored glass.

LIGHTING: The exterior lighting fixtures proposed would create a rhythm of lighting. The lights would provide subtle light for the building much like what is used at the City Market. The down lighting will create a wash of the building. He will use low watt bulbs which will give the pedestrian lighting and show architectural features.

FENCE: The style will be board on board with lattice on top. It will have a craftsman look, lining the three inside sides. The street side of the lot will be made of wrought iron with edging along the street, much like what is at the Wachovia Bank parking lot, Lita's property, Huchet's old house, Lou's house and City Hall. He will have low plantings along the fence and is considering lerioppe, a hearty ever green requiring low maintenance. There will be a slightly raised bed made of Belgian block. The gateway to the parking lot will have a light on each post. This will provide neighbors to the property privacy. The wrought iron fence will be lower than

the craftsman fence providing a sight line into the parking lot for safety. The materials used for the fence on the street side may be wrought iron with the circle at the top. The goal is to find wrought iron, however he is considering the powder coat aluminum.

UTILITIES: Mr. Hart explained the current placement of the utility connections for the building. They are presently located outside on the building hidden by a gate. There are nine gas meters currently on the building. There is a deeded right to the area with nine electric meters. The Historic Preservation Board members would like to see all utility connections inside the building. Mr. Hart understands the inconvenience and agrees with the board that this would be best. Mr. Amon expressed concern over the look utility connects has on the façade. He asked if there was a way to dress them up. Mr. Hart commented that they have to be accessible. The board agreed the best placement of all utilities is inside the building, however, if this cannot be negotiated, a taller fence/gate would be best for the site line.

OLD BUSINESS

Café Kline Sign and Walk-In Cooler, Block 1040, Lot 2/9-15 Kline's Court

Mrs. Ege informed the board that she received a sign approval letter from the D&R Canal Commission in November. She located copies of the sign with a note from Crystal Lawton noting that a formal application was required. The Zoning Officer was forwarded a memo on behalf of the Historic Preservation Commission on November 10. Mrs. Ege was instructed to send a follow up memo to Mr. Barczyk regarding this property.

NEW BUSINESS

Rod Berkowitz, 74 Bridge Street, Block 1036, Lot 6 – Sign Review

The application filed for 74 Bridge Street by Mr. Berkowitz was reviewed. The comments regarding the sign varied. Most board members felt the colors and design were inappropriate. Mr. Hencheck commented that the sign is the most important piece of advertising and is usually the least expensive. The aesthetics were a concern.

MOTION:

Mr. Richard Freedman made a motion to approve the sign application for 74 Bridge Street. Mr. Lou Toboz seconded the motion. A roll call vote of ayes and nays was taken.

Roll Call Vote:

Ayes: Mr. Richard Freedman, Mr. Lou Toboz

Nays: Mr. James Amon, Mr. John Hencheck, Mr. Stewart Palilonis

Absent: None

MOTION DENIED. Mrs. Ege was asked to send a letter to Mr. Berkowitz asking him to attend the February meeting.

Heather Wilson, 9 South Main Street – Sign Review and Site Plan

Ms. Wilson's application for sign review for the property known as 9 South Main Street was reviewed by the members of the board. There were several questions regarding the materials used, placement of the sign, and which of the exhibits submitted were the replica of what would

be used. The board decided to hold the application for the February meeting and instructed Mrs. Ege to send the applicant a letter requesting her appearance before the board.

CORRESPONDENCE – None.

Application for Sign Review – updated 11-09-09 and will be used beginning January 1, 2010
Mr. Richard Freedman prepared a draft of the application form. The board commented and asked to have one minor adjustment made to the sign application form. The “Location of Sign on Building” will be changed to read: “Please indicate where you will be placing the sign on the building.” Mr. Freedman will make these changes. Mrs. Ege asked if there were changes to the cover letter. The board decided to change the submission requirement to seven days. Mrs. Ege will take care of this amendment.

OTHER

The members of the board discussed the recent approval of the mural for the People’s Store. Mr. Toboz stated that he has been approached by several people interested in murals. The board is concerned about this and feels the application approved is setting precedence.

The following signs were noted by board members and Mrs. Ege was asked to notify the Zoning Officer:

1. Candyrot, North Main Street: no formal submission of an application for sign approval was received by the Historic Preservation Commission.
2. Giuseppe’s now has a neon “open” sign hanging above the transoms.
3. Taco Cancun, Main Street south of the Cleaners has a neon sign.

PUBLIC PARTICIPATION – None.

ADJOURNMENT.

The meeting adjourned at 8:45 p.m. with a motion by Lou Toboz, seconded by John Hencheck. A voice vote was taken in favor of the motion to adjourn.

Respectfully submitted,

Cynthia L. Ege, Acting City Clerk