

**MINUTES  
OF THE  
CRANBURY TOWNSHIP  
HISTORIC PRESERVATION COMMISSION  
CRANBURY, NEW JERSEY  
MIDDLESEX COUNTY**

**TIME AND PLACE OF MEETING**

A regular meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on October 7, 2008 beginning at 7:30 pm.

**CALL TO ORDER**

Bobbie Marlowe, HPC Chair, called the meeting to order and acted as Chairwoman thereof, and Linda M. Scott acted as Recording Secretary of the meeting.

**STATEMENT OF ADEQUATE NOTICE**

Pursuant of the Sunshine Law adequate notice in accordance with the Open Public Meetings Act (N.J.S.A. 10:4-5) was provided of this meeting's date, time, place and agenda was mailed to the news media, posted on the Township bulletin board, mailed to those requesting personal notice and filed with the Municipal Clerk.

**MEMBERS IN ATTENDANCE**

Diane Stasi, Wayne Girardet (arrived 7:34), Alana Stops, Harry Williams and Chairwoman Bobbie Marlowe were present.

**MINUTES**

The minutes of the September 2, 2008 meeting were reviewed, amended and approved on a motion from Diane Stasi, seconded by Bobbie Marlowe, all in favor. The minutes of the September 16, 2008 meeting were reviewed, amended and approved with a motion by Bobbie Marlowe, seconded by Wayne Girardet, all in favor. Record will reflect that Alana Stops recused herself from the 16<sup>th</sup> meeting minutes.

**APPLICATIONS**

57 North Main Street, (B23,L51.01) In Historic District, Classified C-; Record will reflect that on September 25<sup>th</sup>, Bobbie Marlowe, Diane Stasi and Linda Scott (photographer) were on site to witness certain areas on the building where siding was removed to expose underneath. Contractor Murray Gilbert (Mainstreet Siding) was responsible for this viewing and also arranging for the crew to perform this task. Several areas were exposed to see if there is evidence of previous siding materials. A small area on the south elevation left of chimney revealed clapboard. Another area revealed "Brixite", a cardboard false brick asphalt material, was prevalent. No evidence of a frieze board was found. Diane explained that the south elevation lower level "bump outs" were discovered behind the siding which explained why there was a dimensional difference from the upper half. Photographs were taken of the areas that were exposed for historical evidence.

Mr. Gilbert stated that the roofing material will be Certainteed timberline granite gray. After much discussion and the lack of historical siding, it was determined, as application shows, that 6" horizontal cement siding will be applied to the front portion of the building on all three sides, including the back upper half facing west. The break between the front and rear will have a break board (Azek 1x6) behind the chimney, like shown on submitted drawing. Corner trim will be cement product and will be defined. The front section of the structure will have the siding applied to the foundation. The back annex will have inverted wide vertical siding applied.

The vertical bead board will be a smooth product (Azek) with wide beads, applied to lower elevation on three sides and rear and will extend from top to bottom.

The existing front signage should be removed so siding can be applied behind it and then reinstalled. Contractors proposed to butt the siding up to the perimeter, then caulk around it. HPC feels that if changes in signage or ownership ever occur, the entire structure siding should match. In addition, the sign should be simple to remove and replace. Work will not be performed on the windows or below. The small roof overhang will be re-shingled and the rotten trim will be repaired or replaced with like.

HPC stipulated the following conditions on application prior to approval:

- Corner boards are to be defined
- Rotted molding on the front roof overhang to be repaired with wood

According to their submitted specifications:

#1 – has a 6” exposure

#5 – no work on the lower front below the windows

#6 – sign to be removed to replace siding

#9 – to say “separation on the right side of the building will be created by edge of front section, not chimney”

#10 – vertical board, top to bottom

A recommendation to address the back side of building to clean up the appearance was made. After hearing no further discussion, a verbal roll call to approve this application with conditions:

AYES: Ms. Marlowe, Ms. Stasi, Mr. Girardet, Ms. Stops, and Mr. Williams

#### **ORDINARY MAINTENANCE APPLICATIONS**

62 Maplewood Ave., (B33,L4) in Historic District, Classification C; application received on September 23, 2008 for re-roofing like with like.

11 North Main Street, (B23, L68) in Historic District, Classification K; application received on October 7, 2008, to repair 2 sets of existing shutters on front of house. No change in appearance.

#### **DISCUSSION**

10 Park Place, (B32, L21) In Historic District, Classified C+; Homeowner Tim Brennan returned to share several computer generated renditions for the addition project. The concepts show a long addition with a side set back to delineate between the new and existing. A porch is proposed on the back north elevation but a side porch is favorable. The proposed siding will be cement board with corner boards. Due to the uniqueness of this home and corner lot location; Harry feels that a professional architect offers the expertise to design a sympathetic addition. Tim would like to get the line concept so he may go to an architect. Bobbie stated that the front porch columns make a strong statement. Alana pointed out that the style of windows does not have the same proportion of the existing. She would like to physically take the renditions in hand to Park Place and review them at the site with the existing. Tim will email these computer renditions to the secretary.

Record will reflect that Diane Stasi has recused herself.

15 Prospect Street, (B23, L32) In Historic District, Classified C; Present is Rose Ward, Robert Prutzman, and Gilbert Ward to discuss a solution to their leaky slate roof. Photos submitted on Oct.2, 2008 show a slate roof on the main front and back T section roof. The porch is tin metal. The back addition to this house has asphalt shingles. Diane explained that roof tops to additions to homes at that time normally would not match the original house roofing material. She also informed them that HPC §93 adopted in February 2006 is what HPC adheres to. Bobbie stated that the Board concerns themselves with preservation. Mr. Ward feels that this penalizes the owners of slate roofed homes due to the cost of replacing this material. Bobbie also expressed that HPC cannot pick and choose which rooftops may or may not be replaced; they must be consistent and follow the process.

Ms. Ward stated that she had three roofing contractors look at the roof and not one of them said that a certain percentage was deteriorated; they all said that the roof should be torn off and replaced. Diane reiterated that the ordinance states the process which they must follow.

Alana explained that the Secretary of Interior Standards states criteria of how, what, and why slate roofs be addressed. Basically, one will need to calculate the number of damaged or missing slates. If the number is less than 20% and if the roof is generally in good condition it, should be evaluated for repair rather than replacement. Refer to SOIS Preservation Brief 29.

Mr. Ward, who works at Princeton Univ., has a friend who also works there who maintains their slate roof tops. He will have his friend come out and evaluate the roof. Mr. Ward will return to HPC with the findings of the evaluation. Should 25% of slate rooftop need to be replaced or repaired a building permit is not needed, if more then Mr. Ward will need to speak to the construction department regarding a permit.

Mr. Ward said that the house has cutter boxes not yankee gutters. This need to be retained and possible addressed depending on the condition.

A question was raised that should the roof need to be replaced, is a substitute material allowed. According to §93-7 E 11 Roofs states the criteria for this. HPC feels the original shape of the shingle should be retained. They feel that the correct composite material would be possible. A composite shingle 'Ecostar' was presented.

Preservation Brief #29 was emailed to Patricia Ward and other slate roofing information and literature was given to her during her visit to the HPC office on Oct. 2, 2008.

Discussion of the front façade ensued. Mr. Ward said that he remembers there was a full front porch. The upper level had a window removed due to an addition of an interior closet.

PB127-07, Main St. & Plainsboro Rd., (B29, L1.01) in Historic District; Application received from Planning Board. On September 25, 2008 a memo was sent to Planning Board stating HPC had no comment because no work was to be performed on the exterior.

The 2009 meeting dates were reviewed and approved with a motion by Ms. Marlowe, second by Mr. Girardet, all in favor. HPC will meet on the first and third Tuesday each month with the exception of March 17<sup>th</sup> and November 3<sup>rd</sup>.

Due to the lateness of the meeting, HPC will not discuss the 2009 Budget. It will be placed on the October 21, 2008 Agenda.

No one is interested in attending the NJ Forum (New Research in NJ Studies) on Saturday, November 22<sup>nd</sup>.

#### **ADJOURNMENT OF MEETING**

There being no further business, a motion duly made by Ms. Marlowe, seconded by Ms. Stasi and carried, the meeting was thereupon adjourned.

#### **CERTIFICATE OF SECRETARY**

I, undersigned, do hereby certify;

That I am the duly appointed secretary of the Cranbury Township Historic Preservation Commission and,

That the foregoing minutes of the Historic Preservation Commission, held on October 7, 2008 consisting of 3 pages, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 21<sup>st</sup> day of October 2008.

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Linda M. Scott, Recording Secretary