

**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 March 16, 2010, beginning at 7:40 pm.

CALL TO ORDER

With a quorum present Ms. Stasi, HPC Vice Chair, called the meeting to order and Ms. Scott performed as recording secretary.

STATEMENT OF ADEQUATE NOTICE

Pursuant to 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

Mr. Girardet, Mr. Kehrt (arrived 7:45pm), Ms. Stasi, Mr. Williams and Mr. Ziegler were present. Record will reflect that Ms. Marlowe requested to be excused from this meeting

MINUTES

The minutes of the February 16, 2010 meeting were reviewed and approved with a motion by Mr. Ziegler, second by Ms. Stasi, all in favor. Record will reflect that Mr. Girardet and Mr. Williams recused themselves.

The minutes of the March 2, 2010, meeting were reviewed and approved with a motion by Ms. Stasi, second by Mr. Girardet, all in favor. Record will reflect that Mr. Girardet recused himself.

APPLICATIONS

32 North Main Street, (B32,L5) In Historic District; Updated concept plans were received that includes suggestions from the HPC March 2nd meeting. Mr. & Mrs. Witt and Mr. Ford, Architect, were present for further discussion of the updated proposed house plans.

Mr. Ford stated that the existing bank will remain with one change to the exterior that will include demolition of the bank drive-in canopy. Application process for this demolition was explained and shall be placed on the next HPC agenda.

The front sections of the proposed house facing North Main Street will be of similar proportions and details to other houses located along Main Street. It is the intention to have the mass of the proposed house line up with the+ front of the neighboring house to the north. Wood panels under the front windows on the ground level will be included. There might be a simple peak over the front door entrance, in addition to a front porch which will have a standing seam roof. Additional site plan changes include the setting back of the center section that connects the front and rear end pieces of the structure. This helped with the interior flow of the home. Mr. Kehrt expressed his appreciation to the setting back of this section. HPC feels that setting the center section back is a good move and adds to the visual dimension of the structure.

On the rear elevation, Mr. Ford updated the windows and are now sized the same. The south elevation section now has a lower roof line and extends out giving dimension breaking up what was once a visually long flat side. On the lower level of this extended section, a reduction of 4 to 2 windows, including the transoms, and elimination of the side windows is proposed. The north elevation court yard will not be seen from the street so HPC is not so concerned with this area.

The front main section, south elevation has a 2 story Palladian window. After much discussion of where in Cranbury this window style could be found, Mr. Kehrt stated that according to the Secretary of Interior Standards, this window is allowable. Ms. Stasi feels that this style is not typically found on

residential homes in Cranbury. She cited and read aloud §93 7 (13) (f) that stipulates *'On a new addition to an old building, or in new construction, windows shall harmonize with the material scale, proportion, placement and rhythm of windows on buildings to which they are visually related'*. She feels that this detail is large and is not harmonious to the streetscape. The detail on the house for a gabled end appears modern where the architect is trying to make it appear traditional. Mr. Ford understands that Ms. Stasi feels this detail is not appropriate for Cranbury, he sees it as a traditional way to deal with a (interior) stairwell and by not allowing this window is denying that the interior is a large space. Mr. Williams sees that the applicant is being sympathetic to the architecture. HPC suggested stacked windows or a triple hung window be considered. Mr. Ford indicated that this window may be narrower with a higher or lower sash. Further consideration will be given to this detail. Basement windows will be included with the drawing.

The three masses are clapboard; the center section will be shingles. Proposed clapboard product may be cement board. The porch roof will be a standing seam metal. A batten seam or a standing seam can be used, but it will depend on the roof product.

Exterior lighting still needs to be addressed. Porch light or wall scones will be on the front and the back section will include low bollard type of fixtures that illuminate the ground. The fixtures will be addressed at the next HPC meeting.

A fence on the south side elevation is proposed, but will be addressed later.

This will be placed on the April 6th agenda, plans will be needed by March 26th.

36-38 Maplewood Avenue, (B33,L16) In Historic District, Classified C-/I; Homeowner Mr. Ralph Ciardella returned for further discussion of the proposed windows on the side and rear of his addition project. He investigated simulated divided double hung 6/6 Pella windows. True divided light windows are more authentic. Mr. Williams believes that Pella does not make a true divided window. He explained the difference between a true divided and simulated divided windows. Snap in muntins are not allowed according to Chapter 93. Mr. Williams asked if Anderson windows were investigated. Mr. Ciardella stated that the store he visited did not have Anderson on display so he did not. Ms. Stasi suggested that should he change out the existing windows in the rest of the house, the same style be kept.

Plan details that will be submitted to HPC shall indicate Pella, Marvin, or Anderson windows. Plans will be needed by March 26th in time for the April 6th meeting.

DISCUSSION

Secretary informed HPC that Mr. Williams reviewed and listened to the tape recording of the February 16th meeting for the 39 North Main Street, (B23,L54) application.

Design Guidelines: Mr. Williams inquired as to what still needs to be done so the DGs can be removed from the agenda. Secretary informed everyone that according to the last email received, Ms. Hunton's computer is no longer working. Secretary will have Ms. Marlowe contact Ms. Hunton to see what needs to be done.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Williams, seconded by Mr. Ziegler 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 March 16, 2010 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 6th day of April 2010.

Linda M. Scott, Recording Secretary