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 February 7, 2012 beginning at 7:30 pm.

CALL TO ORDER

With a quorum present, Ms. Marlowe called the meeting to order.

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 on November 29, 2011 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

Ms. Fox (excused herself at 9:00pm), Ms. Marlowe and Mr. Ziegler. Motion was made by Ms. Marlowe, second by Mr. Ziegler, all in favor to excuse Mr. Girardet and Mr. Williams.

MINUTES

The minutes of the January 17, 2012 meeting was corrected and approved with a motion and second by Mr. Ziegler. Record will reflect that Ms. Marlowe and Ms. Fox did not partake.

APPLICATIONS

29 North Main Street (B23, L59) In Historic District, Architect Mr. Bill Gittings, Board Member Ms. Robin Moscato and Managing Director Ms. Christine Chen were present for the updated concept plan.

Mr. Gittings submitted a follow up design taking into account the suggestions from the previous meeting. Mr. Gittings explained that due to structural issues, the exposed façade will have much of the original materials removed. Proposed is a sub strate (structurally engineered) façade to keep the same massing and lines, taking cues from the original design regarding windows, transoms and door openings. Materials could be of Azek or Windsor One. The proposed plan breaks up the lower portion and the top stepped portion. Structurally the upper portion block is in no condition to remain and replacing the block is a physical challenge. The top portion is vertically sectioned paneled which helps to soften the look.

Ms. Marlowe appreciates that the stepped top façade was kept. This building is unique unlike any other building in town. The drawing eludes that this building was once a working garage. The existing glass entry door on the left will remain an entry door. The remaining front will be large glass windows with transoms and support walls.

Mr. Barlow of 31 North Main Street was present and interjected that the submitted drawing looks like a modern dance studio. Ms. Marlowe explained that the original application when first proposed was extremely modern and that the drawing represents a working process that has led to this point.

Ms. Fox was briefed on the history of the garage / ballet studio. According to the '*1988 Heritage Studies: the building is circa 1920; Classification C-; Character of the building has been altered because of fake barn siding applied to parapet front and 'phony' colonial door and show windows flanking it. Recommendations-a return to the simpler openings of its original period would upgrade the classification'*.

Ms. Moscato stated that at the last meeting, the discussion was to preserve the lower brick section and existing windows rather to go for an entirely new wall. She continued to say that this is why they are here tonight. If it is difficult to preserve so little of the façade, why not do the right thing which is to be sustainable while being financially responsible.

Mr. Barlow inquired about the sides of the building and if they will be addressed. Ms. Marlowe explained that the applicant is presenting a plan for the front façade and that HPC addresses the contents of the application; HPC cannot insist an applicant address another section of the building.

Mr. Ziegler stated that HPC does not want this building to pretend it's a garage. He noted that the profile and opening proportions were preserved. The difference is the framed beaded board on the gable. He expressed his concern regarding the T111 look on the gable; the lower level looks like wood and not block. He suggested, prior to the final drawing submission, Mr. Gittings review the siding material lines; clapboard siding could recall the horizontal lines of the original block. Mr. Gittings agreed; it is easy to alter the drawing to see the results.

Ms. Fox felt that it comes down to the philosophy that is being followed; is the mission to maintain the original 1920 structure and make it fit in? Being new to HPC, she feels that the design plan is appropriate. Ms. Marlow commented that there are currently modern looking buildings along North Main Street in Cranbury that were not always that way.

Mr. Gittings said that the current presented drawing is a compilation of 4 meetings. The original plan was to save the lower half of the building while addressing how to deal with the top section with the same material. He proposes an alternate Azek product which he has experience with and is pleased with. Mr. Gittings didn't want to have it look a pristine warehouse. As a resident, he wants to have this building fit in without having to recreate a circa 1920 garage. The plan is to begin construction sometime this summer allowing time for the bid process.

Mr. Barlow stated that prior to the current building, a house was torn down to make room for the garage. He asked the applicants why they would spend money on repairs; why not spend the money to build a new structure? Mr. Barlow feels the best solution is to tear the building down, make an entrance to the school which opens the possibility for extra parking. He states he is very passionate about Cranbury and wants the best solution for the town.

Mr. Ziegler asked about the sidewalk plan and how it will meet the rest of the walk. Currently there is a gradual graded ramp up to the front door. The proposed has a step. Mr. Gittings replied that there is plenty of room to allow for a platform with steps to the front door. Hand rails are depicted on the concept plan.

Mr. Gittings felt that he received enough input from HPC to readdress the concept plan. The discussed concept plan will be dated 2/7/12 and received at this meeting for the HPC file.

NEW BUSINESS

Mr. Barlow queried HPC about allowed/approved application of synthetic materials on structures within the Historic District. He explained that with the recent renovations and the materials used on his home, he does not understand how a newer home in the area was approved to use synthetic materials. He mentioned vinyl picket fences, a lighting plan along the driveway, and solar panels on the property across the street of his residence.

Ms. Marlowe explained that as of February 2006, Cranbury updated their Chapter 93 to comply with NJ State Historic standards and Certified Local Government criteria. According to state standards, solar panels are allowed within Historic Districts. Mr. Barlow thought that lighting falls under HPC review. The bollards should have a historical look. HPC replied that the style of lamp posts is reviewed but not the illumination plan. HPC explained how they address new buildings, which occurs infrequently. The concept of the building could reflect materials used at time that the structure was built. It may not be historic now, but in 150 years it will be. For example, a home, circa 1960, can be wrapped in aluminum siding when built. This material reflects the era of this home. Aluminum siding is not an appropriate material for a home build circa 1920 or 2010 but it is for a home build circa 1960.

With a closing statement, Mr. Barlow exited the meeting.

HPC continued the discussion the fence issue of the neighboring property. It was explained to Ms. Fox, being the newest member, that the owner stated that the fence would be a wood product. Unfortunately, a vinyl product fence was installed. HPC is not responsible for enforcement when the project comes to fruition. Secretary stated that an email was forwarded to the Zoning Officer and HPC Chair expressing this concern. A reply email received from the HPC Chair did explain that the era of the

structure built can use products of the same era. It was felt that if a resident has an issue, appropriate action is for them to contact the Zoning Officer.

1 Prospect Street, (Block 23, Lot 36) Owner Mr. Harshberger emailed a picture of the proposed front door entry hardware. He asked if one handle and one dummy handle would be appropriate for his double entry door. Ms. Marlow responded, knowing how the owner cares for his property at 10 North Main Street, one handle is on the double front entry doors. The one handle was conveyed to Mr. Harshberger.

Frequently Asked Questions (FAQ): a list of questions was compiled that pertains to Cranbury's HPC along with additional helpful links. HPC reviewed with a couple comments. The FAQ was included in the recent newsletter.

2012 Goals: Ms Fox explained that the township website was recently updated with a new look. Since she was part of this subcommittee, it is their desire for departments to review the site for any changes or updates that may be necessary. She suggested that HPC address their segment and make recommended changes of the website be included as goal.

Ms. Fox questioned the status of the Buffer Zone. HPC explained that when the ordinance was updated, the definition of the buffer zone was written as intended. There are some properties that have a small area of property that lay within the zone. However, each property is addressed on an individual basis.

The cover memo will be updated and attached to the 2011 Yearend Report for the TC to review once approved.

A photocopy of *The Alliance Review, Design Guidelines* was distributed to Mr. Ziegler. Extra copies are available for other HPC members.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Ziegler, second by Ms. Marlowe 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 February7, 2012 consisting of 4 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 of February 2012.

_____

Linda M. Scott, Recording Secretary