

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

TIME AND PLACE OF MEETING

A meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on August 21, 2012 beginning at 7:35 pm.

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.

CALL TO ORDER

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

MEMBERS IN ATTENDANCE

Mr. Girardet, Ms. Marlowe, and Mr. Ziegler. Mr. Williams informed HPC that he would be unable to attend this meeting; Ms. Marlowe motioned to excuse Mr. Williams, second by Mr. Ziegler, all in favor.

Mr. Johnson, HPC Liaison, was present.

MINUTES

The minutes of the July 17, 2012 meeting was amended and approved with a motion by Mr. Girardet and second by Mr. Ziegler, all in favor.

APPLICATIONS

1 Prospect Street (B23, L36) In Historic District, Classified K; Homeowners Mr. Dan and Mrs. Sharon Harshbarger along with Mr. Bill Gittings, AIA, were present for discussion of the submitted application and addition/alteration plans for the house. Mr. Gittings presented half size plans for HPC. He explained that a one story wing addition and basement is proposed for the north elevation. The addition area is 9'8" x approx. 19' and will have a stoop with an overhang and railings for the steps. A portion of the existing screened porch on the first level (south elev.) will be enclosed and converted for use as a half bath. On the second level, two bump out bays, one above the new wing addition (north elev.) with other over the existing porch (south elev.), and a balconet with forged steel baluster (west elev.), is planned.

A flat roof with EPDM membrane and copper drip edge, Kolbe or Marvin windows, and HardiePlank siding are the materials selected. All trim will mimic the existing trim. There will be tongue & groove siding on the enclosed half bath. The entrance and steps to the existing enclose back/side porch will be relocated to the back (west elev.). The existing driveway will remain stone but the parking area will be relocated (north elev.) so the new addition will overlook this area. The existing siding (west elev.) will be replaced with HardiePlank as well as all the windows at this time. No work will be performed on the front of the house. HPC feels the addition and proposed exterior elements are appropriate for this application.

Hearing no other comments or questions regarding this application, roll call to approve this application as submitted was performed: AYES; Mr. Girardet, Ms. Marlowe, and Mr. Ziegler.

Three full sets of construction plans were stamped, signed, dated and approved. One set will be placed in HPC's file.

54 South Main Street (B38,L3) In Historic District, Classified C; Homeowners Mr. Tom and Mrs. Gay Ingegneri were in attendance to present the layout of the proposed work. Mrs. Ingegneri explained that her house was built in 1914. The front entrance steps leading up to the house and the walkway are parallel with the house but the South Main Street entrance with the pillars, winged walls and entrance steps are parallel to the street. These steps (facing South Main) will be lengthened so the winged wall ends are even with the outmost corners on the pillars which will create less of angle where the walk meets the front street entrance. The two existing pillars will be rebuilt as part of ordinary maintenance.

Ordinary maintenance for this site includes removal and replacement of three sets of concrete stairs that lead into the house, front, rear and side entrances; remove and replace all concrete sidewalks, remove and replace the existing three sets of columns, the iron gates will remain. All replaced items will be in same scale, shape, and materials. Mr. Ingegneri explained that the new concrete will look like it would have looked in 1914.

Mrs. Ingegneri explained her colored map of the existing back yard regarding the proposed rear yard concrete patio. She stated that the new concrete will not be picture framed. HPC can understand why the proposed patio is needed.

Hearing no other comments or questions regarding this application, a roll call to approve this application as submitted was taken: AYES; Mr. Girardet, Ms. Marlowe, and Mr. Ziegler.

Drawings received at this meeting will be attached to the original application and placed in the HPC file.

NEW BUSINESS

None.

OLD BUSINESS

Mr. Ziegler reported there is no update on the Historic District map regarding Mr. Mills and Ms. Bzdak.

DISCUSSION

21 South Main Street, owner Mr. Ingegneri informally asked about the protocol for replacing the column bases on the front porch. The solid bases have been replaced before. After several questions about the porch, details, and slope, HPC informed him that if the scope of work replaces like with like material and look, the project would be considered ordinary repair/maintenance. Should the scope of work be more involved, then HPC would need to review. Either way, an application needs to be submitted so a determination can be made.

29 North Main Street, (B23,L59) In Historic District, Classified C-; Mr. Bill Gittings was present for discussion of two outstanding details for the exterior of the project. Mr. Gittings was advised prior to this meeting to contact Mr. Jay Taylor regarding any information about the grant and brick sidewalk. Unfortunately Mr. Gittings could not obtain any information since no subcommittee meeting has taken place. It was discussed and agreed upon that it may be best to leave the sidewalk and any work that would most likely be ripped out and done over. The plan for this site includes installing a concrete porch with a brick border and a brick step with two standard wrought iron hand rails. Mr. Gittings informed HPC that the overhang had a change in material and will now have a standing seam copper roof.

The other outstanding detail is the lamp over the exterior bulletin board. It will have a goose neck arm and a cone shaped shade extending 14" away from the building. HPC is fine with this item. Copy of the lamp spec will be placed in the HPC file.

Mr. Gittings stated that the goal for the front façade is to be completed by Cranbury Day 2012.

PUBLIC COMMENT

None.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Mr. Girardet, 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 August 21, 2012 consisting of 2 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 4th day of September 2012.

Linda M. Scott, Recording Secretary