

**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 May 7, 2013 beginning at 7:30 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 December 3, 2012 of this meeting's date, time, place and an 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, Mr. Szabo, and Mr. Ziegler. Mr. Williams requested to be excused from this meeting; a motion to excuse him was made by Mr. Girardet, second by Mr. Szabo, all in favor.

MINUTES

The minutes of the April 16, 2013 meeting was reviewed and approved, a motion by Mr. Girardet, second by Ms. Marlowe, all in favor.

APPLICATIONS

93 North Main Street (B28, L6) In Historic District, Classified C; The second floor center window, above the front porch, has been replaced with a bay window that is larger in size than the original 16/1 window. This is when an application was submitted to HPC for review, after the window was replaced.

Homeowner Mr. Michael Horrigan was present to discuss his submitted application. He explained that while he was away and living out of country for the past 7½ years, two separate situations occurred, each a year apart. Water penetration problems caused much damage to the house. Each time, a repair person was called in to address and repair the situation. He thought that the repair person performed his job but only after returning home in December did he realize that was not the case. Mr. Horrigan explained that there was no heat in the front house due to water getting into the fuel tank. Currently, they are in the process of converting to gas heat and having the oil tank removed. He continued to say that damage to cabinetry and tiles in the main bath was a major job that resulted in completely refitting this room. Inside in that area, black mold had formed on the plaster and lathe, rotting the back part of a cabinet. Also, the sash on the window was rotted. Removal of the cabinet, plaster and lathe showed that the valley gutters on the center front of the house, due to the shingle job performed approximately 12 years ago allowed water to get in behind the yankee gutter. This was the where the biggest part of the water damage was done, on the exterior of the house, near the front fascia which had dropped off. The water overflow entered and flowed down in the walls which affected the porch but not as much as the second level.

Mr. Horrigan supplied photos with his application of other homes in Cranbury that have a strong central axis over the front door and return gable. It was this feature that they decided to install on their home. Mr. Horrigan is apologetic and realized after the event that he should have received approval for the change in window style. He feels badly about this because he has always applied to HPC for changes to his home. He did put thought into the windows style, the gutters have been repaired, the clap boards have been replaced and soon the house will be painted.

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Ms. Marlowe asked if there was a reason why he didn't select a simpler window like the one that was there before? Mr. Horrigan replied that he admired the strong central axis and gable element as on other homes in the area.

Mr. Szabo asked if a building permit was needed for the work performed. Mr. Horrigan stated that Mr. Greg Farrington, Cranbury Construction Official, stopped in to view the work and since there was no structural change, there was no need for a building permit. The single window opening has been enlarged to accommodate the larger bay window. Mr. Szabo asked about the center bay window and if there will be a grid to mimic the top muntins? Mr. Horrigan answered that the window was ordered with the muntin but arrived without. The manufacturer will replace the window section as it was ordered.

Mr. Girardet stated that the replacement window should have been replaced in kind as the original. Ms. Marlowe said that HPC is charged with following §93. Chapter 93-7 E 13 (a) Windows was read aloud. Mr. Horrigan replied that changing the window wasn't a conscience one but it was a snowball of issues for him during that time.

Mr. Ziegler appreciates that Mr. Horrigan supplied photos of other homes in Cranbury; however the styles of homes are of a different architecture than that of his home. The symmetry of the other homes suggested a strong sense of axis but your home is unusual because it is 'A' symmetrical with projecting side bay. This bay now esthetically competes with the newly installed bay so it is stylistically inconsistent. Mr. Ziegler agreed with Mr. Girardet and installation of the new bay window does not follow the HPC ordinance.

Mr. Horrigan, being an Architect himself, understands what Mr. Ziegler is saying. He thought that the newly installed window strengthened the central axis. Thought was put into this window. He would like HPC's support. In past years, he has always been conscience and sought HPC approval for all projects. He had come to visit HPC office and spoke with the secretary the day after Mr. Farrington's visit to discuss the HPC application. Mr. Horrigan explained that for personal circumstances, coming home to the current house condition has been brutal for them.

Ms. Marlowe stated that it seems like it would have been an easy decision to just replace the window. For future reference should an emergency situation happen, she recommends to visit and discuss any project with HPC before a decision is made. HPC is accommodating under those circumstances. Ms. Marlowe stated that HPC makes their decisions based on local ordinance. Had the applicant come to HPC prior to the changes, they could have possibly saved him some money by selecting and replacing in kind. This would have been ordinary maintenance and does not require HPC review. Mr. Szabo reiterated that it is best that residents come to HPC prior to making any changes to the exterior of their home. Mr. Ziegler stated that had this application come before HPC prior to the making changes, the work would have been rejected.

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

85 North Main Street (B28, L10) In Historic District, Classified C; Homeowners Mr. Frank Brennan and Mrs. Peggy Brennan along with contractor Mr. Frank McDonald were present for discussion of the changes of the jalousie windows on the north elevation porch. Ms. Marlowe asked about the use of the area prior to enclosure with the current windows. Jalousie windows are of the 1930s era. Mrs. Brennan said she has old photos that show it was originally a porch. Mr. McDonald stated that the room will not be heated, the single man side entrance door will be removed, the jalousie windows will be removed and replaced with Kolbe wooden 6/6 windows to match existing. The siding will be cement board and the shutters will match existing.

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

54 Maplewood Avenue (B33, L7) In Historic District, Classified I; This application was reviewed at the April 16, 2013, HPC meeting without a determination due to lack of public notice. There are no changes or updates to this application.

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

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ORDINARY APPLICATIONS

1 Prospect Street, (B23,L36) application received on April 22, 2013 with photo of existing conditions of the concrete driveway apron. Homeowner proposes to replace the existing apron with same material, concrete. Application was reviewed and deemed as ordinary maintenance.

158 North Main Street, (B26,L30) application received on April 23, 2013, with photos of replaced and painted floor boards on front porch. The application was reviewed and deemed as ordinary maintenance.

69 North Main Street, (B23.L45.02) application received on May 7, 2013 with photos to repair and or replace front porch stoop elements with like materials. The application was reviewed and deemed as ordinary maintenance

NEW BUSINESS

Drew University mailed invites for their Year-End Celebration & Certificate Award Ceremony that will be held on June 13, 2013 was distributed. Since HPC is not part of the graduating class, there is no need to attend.

Information regarding a Statewide Strategy Conference, to be held in Plainfield, NJ that pertains to tax credits for historic properties (business and residential) was sent via email to all HPC members. Mr. Szabo and Mr. Ziegler are both unable to attend. Ms. Marlowe will inform secretary of her availability. Registration fee is \$35 and space is limited to the first 100 people.

Certified Local Government yearly information was mailed to NJSHPO. Also mailed and attached was a copy of the National Park Service 2011 Baseline Questionnaire and Annual Products Report FY 2012 mailed to Heritage Preservation Assistance Programs in Washington DC.

Heritage Studies 1989 and the HD map was returned to HPC from Mr. Ziegler. These items were loaned for a short period of time.

The CLG grant; if and when it becomes available, should be kept in the forefront. HPC is interested in securing funds so an updated inventory of HD can be performed. Mr. Ziegler feels that 'if you don't know what you have, you don't know what you're trying to protect'.

Exterior changes; Mr. Szabo stated that since has been on the HPC board, two homes in town have not applied to HPC for changes to their homes. Both homeowners had major additions to their dwellings and both have come before HPC for review, so why have they not received HPC review prior to the installing the exterior changes that alter the dwellings appearance? The changes were not ordinary maintenance but altering changes that go against the ordinance and historic preservation. He asked how does HPC get ahead of this curve and educate homeowners within the HD. Mr. Szabo suggested that the website contain information and encourage owners to come to HPC for a concept review. Mr. Ziegler suggested that this information address both sides of the equation, come to HPC before hand to discuss your plan or you just may risk being in violation of the local ordinance where your application could be denied. Ms. Marlowe stated that HPC also helps save the homeowners money or to find solutions.

Tonight was Mr. Girardet's last HPC meeting as a volunteer. HPC thanked Mr. Girardet for his commitment and expertise over the years which were very much appreciated. HPC wishes him and his family all the best.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Ms. Marlowe, second by Mr. Girardet and carried, the meeting was thereupon adjourned at 8:15pm.

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 May 7, 2013 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 21st day of May 2013.

Linda M. Scott, Recording Secretary