

**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 21, 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. Kehrt, Ms. Marlowe, and Mr. Szabo. A motion was made by Ms. Marlowe to excuse Mr. Williams and Mr. Ziegler, second by Mr. Szabo, all in favor.

MINUTES

The minutes of the May 7, 2013 meeting was reviewed and approved with minor changes, a motion by Mr. Szabo, second by Ms. Marlowe, all in favor. Mr. Kehrt abstained.

APPLICATIONS

42 South Main Street, (B32, L11) In Historic District, Classified C, c.1915; roofing contractor, Steve of East Coast Philadelphia Roofers, was present for discussion of this application. He brought a sample of the proposed material. Steve explained that the homeowner proposes to remove the fish scale design slate on the original house and replace it with CertainTeed Carriage House asphalt shingles with a chamfer cut to give a scallop edge appearance. A color brochure was provided. The porch roof on this structure has this style of asphalt shingles.

Ms. Marlowe asked if the roof could be repaired. Steve said it would be impossible to fix it. Mr. Kehrt asked what HPC has done in the past. Ms. Marlowe explained that in the past, HPC has asked owners of a slate roof house to investigate products which are indistinguishable from slate such as a composite material. Some composite materials do not look like slate. Rectangular composite materials have been approved by HPC. However, this fish scale design roof is one of the few within the Historic District. It is also in an area where several homes with the same material. The historic character of a property should be retained and preserved. Removing the slate roof element which is a distinctive feature would alter the character of this home and area. HPC is sympathetic and understand that this is an emergency.

Mr. Kehrt asked about slate looking products and the costs. Steve said the composite products cost just as much as real slate. Steve stated that the cost of real slate is approximately \$40K and the asphalt shingles is approximately \$15K. Mr. Kehrt feels it would be a shame to lose this roof and HPC is trying to save the historic character. He asked if there is another way to help with this application without prolonging it.

Ms. Marlowe asked if the roof was leaking for awhile. Steve answered yes and that the valleys are 'shot'. Ms. Marlowe query that if this is case, how could this be an emergency situation? He stated that the homeowner was unaware of how bad it was leaking until they did some repairs for her. In the past, HPC asked other homeowners to investigate options for their slate roofs. When this avenue was suggested, a less costly repair solution was found. HPC asked if options for repairs could be explored and return with their findings. Ms. Marlowe stated that it hard for HPC to be inconsistent.

A suggestion was made to replaced/repair one section of the roof at a time. Another suggestion is to repair/replace the roof that could be seen from the public and to replace the back section (non-public side) with another material. One last suggestion is to obtain a second opinion.

Mr. Szabo understands about costs. He feels that since HPC has had prior applications for slate roofs that perhaps exploring the suggested ideas regarding repairing this fish scale roof would be beneficial.

After hearing the suggestions, Steve agreed to investigate options and return to HPC on June 4th. The application has been tabled until the next HPC meeting.

26 North Main Street, (B32, L11) In Historic District, Classified C; Ms. Marlowe recused herself from all discussion regarding this application. Homeowner, Mr. Stephen Kim, was present to discuss the submitted application. Mr. Kim stated that they propose to replace an existing entry door that leads into the kitchen and a set of three 4 lite windows (south elevation). The two elements will be removed and replaced with matching windows (Anderson 400 series double hung, grilles inside the glass) for a consistent look. The existing elements are not original to the house and are in the rear single level addition.

Mr. Kehrt asked about the window trim, lintel and sill. Mr. Kim stated that shutters are not proposed and will not be installed but the window details will be matched.

Hearing no other questions regarding this application, a roll call to approve this application was taken: AYES; Mr. Kehrt and Mr. Szabo. Record will reflect Ms. Marlowe recused herself. Vice chair, Mr. Ziegler will need to sign the application. A recording will be made for him to hear and then sign application.

OTHER APPLICATIONS

21 South Main Street, (B35, L7.01) In Historic District, Classified K; Owner, Mr. Tom Ingegneri, was present for a discussion of the pillar bases located on the front porch of The Cranbury Inn. He states that the pillars and collars are in good condition. The bases are made of wood and are in need of replacement. The weep holes fill with dirt which traps moisture causing them to deteriorate. He would like to replace the wood base with a PVC product and designed so air flows under them. Photos of all seven pillars base condition was submitted for HPC to review. The floor boards are in need of replacement. It is proposed to replace the wood floor boards with mahogany.

Mr. Ingegneri received a blank application with instructions to submit with the proposed work indicating the change of base style and material. Next meeting is June 4th.

41 North Main Street, (B23,L53) In Historic District, Classified C; An application was received on May 16, 2013 for removal of existing siding on the original structure, (west, south and north upper level elevations) and replace with cement board. The windows on each elevation will be replaced with Anderson 400 Series, matching the style and muntin dimension. This proposed work was deemed as ordinary maintenance.

Dr. White would like to remove (south elevation) the two square attic louvered vents and replace them with two matching four square lite as on the north elevation. Due to the change of elements, this will need HPC review. It will be placed on the June 4th agenda

69 North Main Street, (B23,L45.02) In Historic District, Classified C; An application for a hand painted signage was received on May 20, 2013. Business and property owners Christine Ondocin and Robert Irving propose to remove the existing 'open' flag and replace it with a hand painted sign with the business name and ice cream cone as submitted. A smaller sign with round hooks will advertise *open for season*. The proposed bracket will attach to the structure. The design will look like the existing business (interior design) bracket. A photo of the bracket was provided. This application will be placed on the June 4th agenda.

OLD BUSINESS

82 North Main Street, (B29,L7) In Historic District, Classified C+; a letter was received on May 20, 2013 from homeowner, Ms. Scott, regarding the denial of change in style for porch rails. They would like to revert the spindles back to their original turned style.

HPC informed Mr. Kehrt of the details regarding the porch details. Secretary will reach out to the homeowner. A new application should be submitted for the proposed project.

NEW BUSINESS

Website portal page: Mr. Szabo stated that a website portal page is in draft form. He stated that homeowners within the Historic District should be made aware that visiting HPC to discuss proposed work prior to beginning the project. The webpage should serve as a welcome to historic homeowners to attend an HPC meeting. Cranbury's Historic District is a beautiful attraction and streetscape for visitors and keeping the historic charm can be challenging. This draft will be placed on the June 4th agenda.

Tax credit discussion: Mr. Szabo asked if any HPC members attended the tax credit discussion group held on May 18th. Residential tax credits would be beneficial for homeowners. Unfortunately, no one from HPC was available to attend.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Ms. Marlowe, second by Mr. Szabo and carried, the meeting was thereupon adjourned at 8:30pm.

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 21, 2013 consisting of __ 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 ____ day of June 2013.

Linda M. Scott, Recording Secretary