

**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 3, 2016 beginning at 7:33 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 1, 2015, 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, HPC Chair, Ms. Marlowe called the meeting to order. Ms. Scott performed as recording secretary.

MEMBERS IN ATTENDANCE

Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

MINUTES

The minutes of the March 3, 2016 meeting was reviewed and approved with a motion by Ms. Marlowe, and second Mr. Szabo, all in favor.

APPLICATIONS

None

DISCUSSION

16 Station Road (B18,L15) within HD, Classified C/C-, Greek Revival style; Concept Discussion: Interested buyers John & Kimberly Patten were present for a concept discussion of this structure. Current photos of the north (street view) and south (rear yard) elevations were distributed. They propose removal of: the double wide concrete driveway; the two car garage; the small second floor addition above the garage; and the back (south) one story addition including the cinder block chimney, thus only the original house would remain. Mr. Patten stated that the older (original) portion of the house is the best part of the structure. They would like to replicate and enlarge the front of the house, eastward. The existing vinyl siding material would be removed and replaced with cement board. HPC suggested using smooth cement board. HPC also suggested to evaluate the covered siding after the vinyl has been removed since the covered clapboard siding could be in good condition. There may also be evidence of covered over architectural details. The owners would like to install a frieze board. This detail might be discovered when the siding is removed. Mr. Patten addressed the trim around the windows, they would like to replicate it. He asked if the existing windows could be enlarged. Ms. Marlowe stated that the front fenestration is a concern and read for all to hear Chapter 93-7 E 13-Windows. She stated if no evidence exists that the windows were larger, the current window size and style shall remain according to local ordinance. The existing shutters are not original nor are they appropriately hung. HPC stated that the shutters would have been operable and hung with hardware (hinges and tiebacks), resting flush when closed. The owners expressed their desire for a more appropriate front entrance appearance. The current brick steps and iron railings are not original. The transom windows, sidelights, panels, and canopy might be original. The existing brackets would be Victorian and columns would be inappropriate for this application. HPC suggested to view other similar porches within Cranbury for ideas and styles. Most likely the steps would have been stone and the elevation higher. Current construction code dictates less than 29" between porch deck and ground requires no hand rail or railings.

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Ms. Ryan felt that it is important to leave the front entrance and the original structure in intact as much as possible. The addition should have a directional expression with appropriate size, massing and placement. Mr. Patten stated that the brick chimney (west elevation) will remain even though there is not an interior fireplace. The roof material can be replaced with a similar product. Gutters were addressed, K style are existing and can be reinstalled. The windows (6/6) will be replaced and should be authentic looking as possible. Lastly, the Pattens's would like to install a freestanding garage further into the back yard.

HPC advised to proceed with the application, submit with required documents and to include any construction/architectural drawings. HPC stated the Design Guidelines along with National Park Service Preservation Briefs links can be found on the Cranbury Township website. An email will be sent with to Ms. Patten with the link to the HPC Cranbury Township webpage.

101 North Main (B25,L30.01), In Historic District, Classified C+; HPC member stated that the re-roofing project has been completed. Everyone agrees that the attention given to the copper details, flashing, valleys, ice dams and gutters, are beautiful finishing touches on this structure. HPC is very pleased with the finished look.

10 North Main Street (B33, L36), In Historic District, Classified C/C+; application received on March 28th. Re-roofing with like existing shingles. Deemed as ordinary maintenance.

5 Park Place East (B30, L9) In Historic District, Classified C/C-; application to re-roof with architectural shingles and repair the gutters on the smaller of the two structures on this lot was received on April 6th. Application was reviewed and approved by HPC Chair on the same day.

5 Evans Drive (B34,L3) In the Historic Buffer Area; HPC review not required due to location.

Danser Farm house structure on Plainsboro Road is slowly falling into disrepair. It appears the owner is not giving attention to this house. The structure, which has a preservation easement, is not occupied. The current maintenance code that was recently passed is not being enforced.

NEW BUSINESS

CLG Appendix C annual report was mailed to NJSHPO on March 9. Submission of these documents keep the HPC current on CLG requirements. A confirmation letter from the NJSHPO stating that the documents was dated January 2016. The letter noted that some HPC members actively pursued training. It also noted a reminder for others to attend a conference or workshops on preservation issues. A list of training opportunities was included that can be performed online. Copies of this letter were distributed at the meeting.

Financial Disclosure 2016: All volunteers were distributed information about filing the 2016 disclosure form on line.

2015 Year End Report: Ms. Marlowe and Mr. Szabo presented the report to Township Committee on April 25th.

2016 NJ Historic Trust will host a Preservation Conference at Seton Hall, South Orange, NJ on June 8 & 9. Mr. Szabo has registered. Ms. Marlowe and Ms. Ryan expressed an interest in attending.

OLD BUSINESS

2016 CLG Grant: There has been update from the NJSHPO regarding the CLG grant submission. According to the Grant Guidelines, deadline to communicate back to applicants was April 30th, however, it is still close to the deadline date, HPC will need to be patient for a bit longer.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Ms. Marlowe, second by Mr. Walsh 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 May 3, 2016 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 21st day of June 2016.

Linda M. Scott, Recording Secretary