

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

TIME AND PLACE OF MEETING

A scheduled meeting of the Cranbury Township Historic Preservation Commission was held in Town Hall, Cranbury, New Jersey, on November 21, 2017 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 5, 2016, 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, Mr. Szabo, HPC Chair, called the meeting to order. Ms. Scott, performed as recording secretary.

MEMBERS IN ATTENDANCE

Mr. Banks, Mr. Coffey (2nd Alt), Ms. Ryan, Mr. Szabo, and Mr. Walsh. Ms. Marlowe requested to be excused, motion by Mr. Szabo, seconded by Ms. Ryan, all in favor.

APPLICATIONS

102 North Main Street: (B26.01L13.01) within HD; Classified; built 1911: owners Paul & Marilynn Mullen were present for discussion of the submitted application to replace an existing bay window installed in the 1980's on the first floor rear(north) elevation and replace all triple track storm windows with double track. Mr. Mullen stated that twenty-one (21) storm windows will be replaced with Larson double track. In addition, the original window sashes will receive maintenance so they lock, open and close freely. The new bay window will fit the existing opening and will be changed to a more appropriate style with double hung windows similar to existing windows. HPC commended the homeowners for making the effort to keep and maintain the existing wood window sashes.

Hearing no other questions or concerns, roll call to approve this application was taken: AYES; Mr. Banks, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

12 Symmes Court: (B23,L91) within HD; Classified: Ms. Elaine Homoky (POA for Estate) was present for this application. The main structure will be re-roofed and the existing tin roof above the screened porch will be repaired. The existing main and entry porch roof has asbestos tiles. Ms. Homoky explained that in the past, when her dad needed to replace the tiles he searched and found someone who would make them in Canada about 25 years ago. Asbestos tiles can be made by someone in the UK or Australia but finding someone to install them in the USA would be a challenge. She decided to replace the roof with GAF Timberline shingles. The screened porch and little back porch roofs will be primed and silver coated. The built-in gutters will be retained.

Hearing no other questions or concerns, roll call to approve this application was taken: AYES; Mr. Banks, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

15 Prospect Street: (B23,L32) within HD, Classified, c.1850: Mr. Steve Golisano, Architect; Mr. Kevin Golisano, owner; and Mr. Sal Golisano, GC; were present for the submitted application to remove the back additions and the freestanding cinderblock 2 bay garage and build a more appropriate style addition that will connect to a proposed barn. Currently the structure is divided into 2 apartments. This Greek revival structure is aluminum sided with back additions that have basically flat roof boxes that are not architecturally fitting.

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The proposed plan is to keep the front part of the house which is the original structure. Proposed work to the original part of the house includes rebuilding the foundation, replacing the windows and removing the aluminum siding. Also included in this application is the removal of the back additions and replacing with an appropriate addition that will join a barn structure.

Once the aluminum siding is removed, it is hopeful the original wood siding and window crown molding is in good condition under the aluminum or even there. If not, the siding will be replaced with wood or wood composite clapboards. Corbels are planned for the eaves and evidence may be discovered once the aluminum siding is removed. The proposed corbel detail is appropriate for structures of this style and age. Windows will be replaced with Pella or Marvin Ultimate simulated. Cedar wood louvered shutters on hinges are planned for both levels. Existing yankee gutters on the main structure will remain. The same gutter detail will be used on the back addition with flashing to emulate a copper look. The existing front door will remain.

Mr. Szabo asked about the foundation. Owner plans to raise the house and replace foundation with a monolithic pour (concrete). Mr. Szabo asked about the height of the structure after the foundation has been poured. Mr. K. Golisano said the house would be of the same height but could be sitting on about a one foot higher foundation, but this would depend on circumstances when the house is raised and the project progresses. Recovered foundation stones will be used in landscaping around the property. A full basement exists under the original structure. A new basement is planned for the proposed addition. The design of barn is part of and connected to the house. The living area above the barn would be used as a rental. The construction drawings are not yet completed for HPC review. The final plans with details will be needed for HPC approval prior to submitting to Construction Dept.

Mr. Banks addressed concerns of a demolition that may have dramatic changes to the property. This includes addressing the structural soundness of the later additions and the garage. He asked if a report was or could be obtained that would help the HPC with their determination with the criteria as put forth in Chapter 93-8 A (2)(g). He explained that in the past, when beautiful old barns were taken down, a written report on the structure's soundness was submitted from an independent trained professional, expert or equivalent. This report helps the HPC to make a well informed determination. Mr. Banks stated that this person should not be the user of the home or someone related to the project. The issue is that a structure whether historical or not, is being taken down, the criteria, as stated in Chapter 93, must be met.

Mr. Szabo asked if there was any evidence that a barn historically existed on this property. No evidence of barn exists, but there was an outhouse. Pictures of barns were supplied of several properties within Cranbury Twp. so HPC can see the different barn styles and locations of these structures.

Mr. S. Golisano stated that their experience is in historic homes within the community. He explained that the existing garage is in a deteriorated shape, the south elevation cinder block wall is pushed in off its foundation. The main house had a fire in it many years ago but the plan is to work with the existing structure and make the necessary interior improvements to the framework. He went on to say that his company has much experience and has worked on many homes within the Historic District. He is proud that some of these homes were on the House Tours. He stated that these houses, did not need be taken down and worked with the existing materials.

The owner researched and supplied photographs of local Cranbury barns of approximately the same size. Ms. Ryan questioned the height of the barn and the neighboring structures. Mr. K. Golisano stated the average barn height at the peak is 26' and this barn will be 29'. The average side is 17' and this barn will be 17', the average width is 28' this one will be 32', the average length is 44' this one will be 47'. A question was asked about the surrounding structures and if the barn mass overpowers it. Mr. K. Golisano stated that by positioning the barn as planned, it will have less of a street presence. The gable portion will be facing the street and the lower roof line will resolve to the neighboring lots. A question was asked about the difference between the height of the barn peak and the house peak. The proposed barn will be approximately 5' to 7' higher. The second floor barn door, on the front, will be fixed with hardware, casement windows on the second floor side and overhead garage doors below. The design of the square footage was purposely designed to look more historically accurate as a barn.

The zoning requirements for this property are not an HPC issue. However, HPC does consider the setting, design, details, scale, materials, streetscape, etc. and the existing building environment. The bottom level of the barn will be a garage and the second floor will be living space and connected to the main house. There is an attic. Mr. Walsh asked about the current square foot and the proposed square foot difference. This information is not known but will be provided at the next HPC meeting.

Ms. Ryan questioned the front stoop when the new foundation is poured. The house and side chimney will have separate foundations and the front stoop rebuilt as like using the iron railings, depending on the finished height of the foundation.

The driveway will have one apron and will no longer be shared with a neighbor. The gutter detail for the proposed barn has not been determined. One idea is that landscaping around the barn perimeter will channel rain water away from it. Possibly install snow eagles on the roof above the exterior doors.

Time frame to start this project would be in the spring of 2018. Demolition of the existing cinderblock garage would occur first, then building the barn section. The house and basement would be a second phase.

It was requested that if and when the project begins, photo documentation be sent to HPC for their files. This application was tabled until further information is received. HPC requested additional information on the independent structural report and a comparison of current square footage footprint and living space vs. the proposed. This application will be placed on the December 5th agenda.

NEW BUSINESS

HPC is on the December 11th TC meeting agenda. David Szabo and Sue Ryan will provide the TC with the Intensive Level Survey -Phase 1 finished product and discuss the benefits of the updated historic records vs the previous 1989 survey.

OLD BUSINESS

2017 Grant: This grant will be considered as Intensive Level Survey-Phase 2 to the already completed Intensive Level Survey-Phase 1 (2016 Grant). A kickoff meeting date will be set with SHPO. Currently the communication from SHPO is ahead of last year's grant communication. It is hopeful that the timeframe to begin work on the 2017 CLG grant can begin sooner in 2018.

MINUTES

The minutes of the October 17, 2017 meeting were reviewed and approved by Mr. Banks, Ms. Ryan, and Mr. Szabo, and Mr. Walsh. Mr. Coffey was not eligible to participate.

DISCUSSION

HPC Newsletter article for the quarterly township newsletter: Any HPC member who wishes to write a small article that can be inserted into the newsletter is welcome to do so. .

New Owner Letter: HPC agrees that this version (#5) of the letter is acceptable to use. This will be used for all new owners within the Historic District.

Training: Mr. Szabo attended a seminar at Rutgers-Camden on Architecture and Color; Historic Paints and Finishes on November 11, 2017. Mr. Szabo said it was very interesting even though HPC does not approve paint colors we sometimes do get paint color questions from homeowners. The seminar covered paint composition including binders, solvents, pigments and elements that made up the pigments. The process of mixing paint by painters, the painting profession and how paints were used in the early years of our country were also explained. There was a lab session where sanding and slicing methods were demonstrated in order to do a paint analysis under the microscope.

ADJOURNMENT OF MEETING

There being no further business, a motion duly made by Ms. Ryan, seconded by Mr. Szabo, 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 November 21, 2017 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 5th day of December 2017.

Linda M. Scott, Recording Secretary