

**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 April 18, 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, Ms. Marlowe, Ms. Ryan, Mr. Szabo, and Mr. Walsh.

**MINUTES**

The minutes of the April 4, 2017 meeting were not completed for review. They will be placed on the upcoming agenda for review

**APPLICATIONS**

59 South Main St: (B18L26.02) within BA; Ms. Susan Bristol of SPB Architecture LLC, Rocky Hill NJ, was present for discussion of the submitted application and plans received March 21, 2017. Ms. Bristol explained this structure was moved to its current location sometime. The proposed plan will have the original house and newer addition rooflines, brackets, eaves and frieze boards matching architecturally. A photo dated c.1826, included on the specs, shows a wraparound porch. Current proposal is to install a wraparound porch from the front (west) along the side (north) to the back (east) elevations. Ms. Bristol stated the porch details will not be replicated due to lack of evidence. The goal is to preserve the porch proportions and rhythm of the porch bays. In addition to the wraparound porch, ordinary repairs will address the siding (clapboard), roofing, and replace windows with a more appropriate style. The existing breakfast room will be expanded outward by about two feet and French doors will be added. The existing wood deck will be removed/demolished. Restoration on the front façade frieze and brackets will be added. Shutters will be installed on the 2<sup>nd</sup> story front façade. HPC suggested that wood or synthetic wood material be used for the shutters and be mounted as to give the appropriate hung appearance with dimensional shadow lines. Ms. Ryan stated that a Federal style home would have paneled shutters on the 1<sup>st</sup> floor and louvered shutters on the 2<sup>nd</sup> floor. The porch roof pitch will be a low grade, 3/12, and shingled to match the existing house when that is reroofed. The north elevation roof overhang and frieze will be restored/repared. The bracket proportions on the side elevations versus the front elevation will not match exactly. The front porch columns will differ from the side/back porch columns but will proportionally line with the elevation change. Bracket and porch columns details were included in the specs. HPC stated that should these details change they remain in keeping with the style and period. HPC asked about railing on the porch. Ms. Bristol stated that the porch elevation does not need a railing per building code. .

HPC appreciates the attention to the proposed detailed plans and the motivation for this project. Due to the location of this property within the Buffer Area, it will be noted that HPC reviewed the plans and is in agreement with the details of this project. An email will be sent to Ms. Bristol, the construction office and zoning officer stating so.

6 Bunker Hill. (B29,L11) within HD, Classified C; application received April 6, 2017 via email. Owner, Mr. Veghte was present for discussion of screening in the side (east elevation) porch. Mr. Veghte informed HPC that the deteriorated/rotten wood as shown in the supplied photos will be removed and replaced with like materials and framed screens that will fit into the sections of the side porch will be installed. A screen door, facing the back of house, is also planned.

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

114 Plainsboro Rd. (B25,L50) within the BA; Architect Mr. Richard Schroeder was present for discussion on this project. Mr. Schroeder said this house was built in the mid-50s by the developer, Mr. Jerry Finn, and it was originally located on Route 130, before it was moved to its current location. The submitted plans were reviewed for a second level. The foot-print will not be altered. The column near the front door will be heavier. The window above the front entrance will be a 24" W double hung and 2 shutters are now proposed instead of one as shown on the drawing. Elevation will not change between garage and front door.

It is noted that HPC reviewed the application and plans and felt it was appropriate for this area.

82 North Main St. (B29,L7) within the HD, Classified C+; an application for ordinary maintenance to remove vinyl siding, repair damage from fallen tree, repair rotted trim and siding, reline gutters on second story and covered porch roof, and to paint wood clapboards (restore existing).

Also included on the application was the removal of the existing brick steps and the replacement with new bluestone treads. There is not enough information to complete the application and the contractor was contacted via email asking for more detailed info on this. Contractor will be meeting with the owners on Tuesday, April 18<sup>th</sup>, to verify the concept for the replacement front steps. He will supply details once a plan is in place for HPC to review. A picture of how the finished steps would look like is needed.

HPC is concerned that the original architectural details of the turned balusters were removed and replaced with square balusters by the homeowner in 2013 without HPC review. At the same time, the turned frieze balusters on the porch were removed and were not reinstalled. This is one example to reinforce the sending of an informational letter when the home changes ownership within the HD. It is the desire of HPC to curtail these independent changes. Allowing non historically appropriate changes to continue is not a good trend. It is noted that an informational letter was sent to these owners when the house was purchased by them.

14 North Main St. (B32,L13) within the HD, Classified C-; an application for ordinary maintenance/repairs was received April 18<sup>th</sup>. The contractor is currently making temporary repairs to the structure. After the closing/sale of the house, these temporary changes will be removed and replaced/repaired using original details and materials. The cornice trim molding, fascia board, soffits, windows, and doors will have rotten and rodent chewed areas replaced with same materials then painted. The bottom shakes four courses (on the second level) around the structure will be repaired, temporarily.

## **NEW BUSINESS**

Financial Disclosures forms were distributed. HPC Volunteers were asked to take their form and initial the cover sheet. The forms must be completed online. The deadline date has been extended to May 31<sup>st</sup>. There is a penalty for not filing on time.

## **DISCUSSION:**

Newsletter article: Mr. Szabo wrote an article for the newsletter *Updating Cranbury's Historic Architectural Inventory for the 21<sup>st</sup> Century*. An additional article on the importance of *HPC Applications* will be included.

April 28<sup>th</sup> Library Presentation: on historic additions will be given at the Public Library by Eric Holtermann, a local architect, beginning at 7pm. Discussion of the Secretary of Interior Standards for rehabilitation to

residential properties will be part of the program. It will look at residential homes for this historic patterns and additions. Mr. Szabo and Ms. Ryan will be present to address any questions that the public may have. Should other HPC volunteers be available this evening, please join in.

Training Opportunities: Ms. Szabo stated there are upcoming training opportunities: 2017 NJ History & Historic Preservation Conference will be held on June 7 & 8, 2017 at Middlesex County College, Edison, NJ. Building a Place for History: 50<sup>th</sup> Anniversary reception will be held at the Cornelius Low House on June 7, 2017. Friends of NJ Heritage and the Middlesex County Office of Culture and Heritage will celebrate the creation of the NJ Historic Trust, New Historical Commission and NJ Historic Sites Council in 1967. On April 25<sup>th</sup> Understanding Audience Needs through Evaluation, at Wheaton Arts in Millville or April 26<sup>th</sup> at Plainfield Public Library. There's a guided walking tour in Great Falls National Park, Paterson, NJ, on April 29<sup>th</sup>. May 11<sup>th</sup> Telling (untold) Histories at Rutgers University, Newark, NJ. May 13<sup>th</sup> State History Fair at Monmouth Battlefield State Park, Manalapan, NJ and October 5<sup>th</sup> Glenmoore Barn in Hopewell to name a few of these opportunities.

#### **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 April 18, 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 2<sup>nd</sup> day of May 2017.

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Linda M. Scott, Recording Secretary