

Opinion 2015 - 5

17 December 2015

Barbara Walker
176 Stockton Street
Hightstown, NJ 08520

Dear Ms. Walker



Hightstown
Historic Preservation
Commission

As you know, your home is in the Stockton Street Historic District and on the National Register of Historic Places. The Hightstown Historic Preservation Commission, (HPC) has the responsibility to protect the historic resources in accordance with the Secretary of the Interior's Standards for Rehabilitation, throughout the district and the town. This applies largely to any repairs or changes to the exterior of the house. As such...

The replacement of roof shingles that you installed prior to submitting a Request for Opinion is a violation of the HPC Ordinance 2-45. The HPC commission met 12/17/15 and discussed your opinion request. The general consensus of the commission was that they appreciated your replacing the shingles with dimensional shingles, but they would have proposed an alternate shape that is more in keeping with the look of slate.

The shingles that you had installed were Certainteed, Landmark line, dimensional shingles in Moire Black. These Landmark shingles as well as other manufacturer's shingles such as GAF Timberline shingles are a significant increase in dimension from standard shingles, however they are meant to replicate cedar shakes. Being that your roof would have originally been covered with slate shingles, it's the opinion of the commission that Certainteed Highland Slate or Hatteras would have been a better look for your Queen Anne house at a similar cost.

At the time of the Opinion discussion, the work had already been completed. The commission discussed the potential cost impact of having the shingles removed and determined that since shingles are not a permanent alteration, removal would not be required. Hopefully the next replacement will look more like slate.

The Secretary of the Interior's Standards are excerpted below:

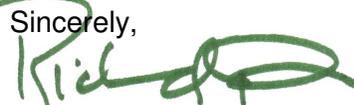
The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. (There are 10 distinct guidelines that we are governed to follow to the best of our ability):

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
 - a. NA

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
 - a. NA
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
 - a. **Asphalt roof shingles should mimic a slate look.**
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
 - a. NA
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
 - a. NA
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
 - a. **Asphalt roof shingles should mimic a slate look. In this case, they do not.**
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
 - a. NA
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
 - a. NA
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - a. NA
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - a. NA

We appreciate your commitment to maintaining this historic character of your home. This Opinion was discussed at a meeting held December 17, 2015 with the following commissioners: Carney, Mair, Teller, Von Reigen and Pratt.

Sincerely,


Richard Harlan Pratt, AIA
Chairman and Secretary - HPC

cc:

HPC File
George Chin – Hightstown Building Department

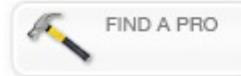
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Highland Slate Line

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