

Opinion 2016 - 1

06 January 2016

John Newman
The Peddie School
238 South Main Street
Hightstown, NJ 08520



Hightstown
Historic Preservation
Commission

Dear Mr. Newman

As you know, the house that Peddie purchased at 238 South Main Street is 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. As such...

the repairs that you're proposing need to be reviewed based on the below stipulations. Upon recommendation by the HPC to the Construction Official, he will issue a Certificate of Appropriateness before you may begin further work. The HPC received an Opinion Request on 12/14/15 stating that the porch floor boards, stairs and handrails were rotted and would be replaced with new materials to match the existing configuration. This work was deemed Ordinary Maintenance at the 12/17/15 meeting. However, on 12/21/15 it was found that structural repairs were being made, (Two porch posts were removed) and as per 2-45.6 (A) 4 an HPC Opinion is required. A special meeting was held on 01/06/16 to discuss these posts. It was determined during the meeting with Jimmie Zavacky of Hanover Construction and yourself that the posts were being custom fabricated to match the existing posts in all respects. Photos were shown to the Commissioners and a bill of sale from Naticcia's Custom Woodworking in Ewing, NJ.

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. See above. Porch posts are being replaced in kind, with mahogany rather than the original pine. Stainless steel screws will be utilized in lieu of the original steel.

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. NA
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. This is being maintained.
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. See attached photos.
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 landmark and continuing its contribution to the character of Hightstown by replacing features with exact duplicates. This Opinion was discussed at a special meeting held January 6, 2016 with the following commissioners: Carney, Mair, Teller and Pratt. Our opinion is that this work, although unfortunate, is necessary to adhere with the Secretary of the Interior Standards for Rehabilitation and to protect this building as the single example of its type and style in Hightstown. It's important that it not be negatively altered.

Sincerely,



Richard Harlan Pratt, AIA
Chairman and Secretary - HPC

cc:

HPC File
George Chin – Hightstown Building Department