

Opinion 2016 - 4

22 April 2016

Joe Zaleski
Block 34, Lot 3.02 Grant Street
Hightstown, NJ 08520

Dear Mr. Zaleski



Hightstown
Historic Preservation
Commission

As you know, your new home is in the Stockton Street Historic District. 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 typically applies to any repairs or changes to the exterior of the historic houses in the district. However, in your case being that your property was subdivided off of Block 34, Lot 3 after the district was established and became an empty lot facing Grant Street, your new house is subject to similar review by the HPC. This house should not degrade the district and the view from the district.

Your site plan and elevations were sent to the HPC by the Construction Official, George Chin for review at the 4/21/16 meeting. Neither you nor he were present. (It was not required that you or he attend.) The recommendations by the Commission are as follows:

1. The roof shingles should be "slate-look." Many new houses use GAF *Timberline* or Certainteed, *Landmark line*, however, while these lines of shingles are dimensional or "thick" with shadow lines, they are designed to replicate cedar shakes more readily found in the mid-west. Being that 99% of the houses in the district were originally built with slate shingles, the Commission feels that any roof replacements or in your case new roofs should resemble slate. Recently in Opinion 2015-5 the Commission recommended that Certainteed *Highland Slate* or *Hatteras* should have been used for the replacement at 176 Stockton Street. In line with that recommendation, the Commission recommends the same for your roof.
2. The elevations of the house have windows and doors that appear to have no trim. The windows should have 3" or 3½" wide trim on all sides of the windows. If you drive around the district you will see that this is a common theme. Additionally, the Commission recommends a slight molding along the top trim. This is not required, but will help the house tie in with the district homes.
3. There are no shutters shown. The Commission has no opinion about inclusion of shutters. However, if you add shutters please be aware that historically, they were intended to close and protect the window. In most cases (these days) new homes have shingles screwed to the wall that are either too wide or too narrow and they are always too far away from the window. The shutters should be the same height as the window opening, but only half the width. The window side edge should be at the edge of the window. Please look at 201 Stockton Street for the correct locating of shutters, as well as a shutter dog at the bottom. This is generally an off balance "S" to hold the shutter against the wall when open.

4. The Commission would like the siding to be a medium to dark color, and that the trim, corner boards, etc. be a lighter contrasting color. If you refer to 194 Stockton Street, you will see what the Commission is trying to achieve. Please note that the J-moldings match the siding color and all but disappear, while the trim is contrasting. This departure from standard developer homes is more in keeping with how a traditional house would have been painted and how they are painted in the district. Certaineed and Foundry both carry darker colored siding. <http://www.certainteed.com/products/vinyl-siding> or <http://www.foundrysiding.com/> If you are interested in alternating the style of siding, both companies also carry vinyl shingles, board/batten, etc.
5. Traditionally on homes with darker siding, the window color was darker as well. While the Commission is not tasked with commenting on colors, we would be happy to help in this regard if you wish. Most major window manufacturers offer standard colors other than white.
6. The porch and steps can encroach on the setback by 5'. In the case of your proposed house the bay window projects further out than the porch. The steps project even more than the bay window, but don't count for the setback. Please pull the house forward such that the bay window is against the 25' line.
7. You are showing round columns on the porch. This is a "Colonial" feature, yet does exist on some of the homes in the district that are not Colonial. Please consider changing the posts to rectangular or square or square turned 6x6 posts similar to 208 Stockton Street and other homes in the district.
8. The window mullions are of Colonial motif. Please consider changing the number of panes/simulated panes to 2 over 2, 2 over 1, 4 over 4, or 4 over 1, etc. No home in the district with original windows has more than 4 window panes per sash.

If there is anything here that you disagree with, would like more background on, or would like material / supplier resources, please let us know.

Sincerely,



Richard Harlan Pratt, AIA
Chairman and Secretary - HPC

cc:

HPC File
George Chin – Hightstown Building Department