



## Hightstown Historic Preservation Commission

Thursday, April 21, 2011  
7:30 pm @ Borough Hall



### MINUTES

**Call to order:** Chairman Pratt called the meeting to order at 7:30 PM

**Open Public Meeting Act Statement:** Chairman Pratt read the Open Public Meetings Act Statement:

**Roll Call :**

Commissioner Brown:	Present
Commissioner Buriak:	Present
Commissioner Carney:	Absent
Commissioner Cox:	Absent
Commissioner Ely:	Absent
Commissioner Keith:	Present
Commissioner Pratt:	Present
Commissioner Smith:	Absent
Council Liaison:	None (Councilman Musing stepped down)

**Minutes:** The minutes from the last meeting were distributed by email prior to the meeting, with a few copies distributed at the meeting. Commissioner Keith moved that the minutes be approved as read. Commissioner Buriak seconded the motion.

**Public Comment:** None

**Correspondence:** Craig Bobby from Lakewood, Ohio learned about our historic district from a Rails to Trails magazine. He volunteers at the Cleveland, Ohio Landmark Commission, collects historic pattern books and wanted to know more about our district. Via Google Streetview, he visited our district and saw 136 Stockton Street. He found the plans for the house in the DS Hopkins pattern book in 1886, so the house would have been built in 1886 or later. He also found the Applegate house on South Main Street via a draft of our Pattern Book that Commissioner Pratt sent him. This house was designed by George Barber in 1901. Mr. Bobby was very interested in our Historic District, and has offered help whenever we may need it. Images from the original pattern books will be included in our pattern book.

#### OLD BUSINESS:

**Historic Element Revision:** Commissioner Pratt shared a rough draft of the proposed revision. After some discussion, it was decided that a more explicit, picturesque description should introduce our vision of our town in the future. The vision should include more than one time period vision, for the town had more than one characteristic as it grew from a farming community to a more industrial community. It was suggested by Commissioner Buriak that the Element should be organized to fit within the following: Identify, Protect, Preserve, and Sustain. Each component must be clearly stated and backed up with a strong plan.

Commissioners Brown and Keith shared information from the HPC workshop they attended in early March at Drew University. Booklets pertaining to the Master Plan and Historic Element  
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were given to Commissioner Pratt to share with his committee.

**John Bull Sleepers:** Kathy Patten and Christian Kirkpatrick reported that they have almost completed section 7 of the application, and are moving on to Section 8.

**Pattern Book:** Commissioner Pratt entered the correction on the 136 Stockton Street house from being built in 1880 to 1886 (See Correspondence – above). He feels that the book should be published soon as a first edition, with additional unfinished sections to be included in a 2<sup>nd</sup> edition. This book has taken nearly two years and will be an ongoing work.

**Stockton Streetscape:** Commissioner Buriak reported that work began on the last property to the west, and the workers will work eastward towards the Soldier's Memorial. The work at the memorial will begin as soon as the granite arrives. The contractor's main goal is to have the memorial completed by the Memorial Day Parade.

**Greenway Pedestrian Bridge:** Commissioner Pratt and Commissioner Keith reported that to date, \$46,000 has been raised for the project. Everything is on hold until the engineer evaluates the condition of the abutments that will hold the bridge. They were found to be hollow.

**Signage - Hightstown History:** A sign has been written by the town's historians and approved by Parks and Rec and the Historic Preservation Commission. It is proposed to replace the present blue sign in Memorial Park. It is proposed to be placed on the north side / library side of the park as this is where John Hight's mill once stood. A long time local family may pay for the bronze plaque, possibly with additional money from Parks & Rec. The sign is estimated to cost approximately \$4,000.

**Signage – Circa Plaques:** Samples of oval plaques, from Franklin, PA, were displayed for the Historic District. They are bronze, and Plaque C was unanimously approved after Commissioner Keith moved that we approve the design, and Commissioner Ely 2<sup>nd</sup> the motion. The initial plaque will cost \$213, and any additional plaques will cost \$110.

**Signage – Bridge Medallions:** The blacksmith that is making the medallions for the bridge has stated that he will round the edges to ensure that they will be safe.

## **NEW BUSINESS:**

**CLG Presentation to Council:** Pros and Cons were discussed for our commission to become a CLG. According to Commissioner Buriak it would provide an ability for Grants at a 60-40, or 80-20 percentage, but it doesn't guarantee it. It was decided that we needed to explore the process further before making a presentation to council. **Post Meeting:** *Andrea Tingey, the State CLG Coordinator will be at the next meeting.*

**GHEWIP Planner-Historic Element:** GHEWIP has hired an independent planner to review the business district, and assist the Planning Board in revising the Master Plan. This may or may not include Historic Element ingredients. It will require a 4 month process. We agreed that it would be beneficial to the project.

**Opinion Request – 208 Stockton Street:** An opinion has been requested by Christopher Moraitis on his 208 Stockton Street home. He intends to replace all fascia and moldings with Azek material, and will be installing corbels to support the fascia. He will be restoring the original shingles with red cedar and they will mirror the present shingle shapes. He will also be installing half-round gutters. The commission voted unanimously to approve the request.

**Opinion Request – 214 Stockton Street:** Commissioner Pratt recused himself from this discussion: Commissioner Pratt distributed pictures and plans for a change on the side of his

house with an additional window. He abstained from discussion and vote, as he is the homeowner. The commission expressed that the addition was appropriate to the historic design of the house.

**Planning Board Review:** Commissioner Pratt recused himself from this discussion:

Commissioner Pratt presented plans for proposed duplex houses to be built by Habitat for Humanity on Academy Street. He abstained from discussion and vote, as his company was involved in the plans. The streetscape view was pleasing to the eye. There was discussion and an opinion that the second house should be diversified from the first to be in keeping with the diversified arrangement of housing in Hightstown.

**Planning Board Review:** The Sci-Cor Academy wishes to use the Baptist Church for their school. We reviewed the plans and found no issues. Although we noticed that there are solar panels on the south roof. Are they there already or are they part of the new plan? **Post Meeting:** *Commissioner Pratt viewed the site and the solar panels are already there.*

**Adjournment:** Commissioner Buriak moved that the meeting be adjourned, Commissioner Keith 2<sup>nd</sup> the motion. The meeting was adjourned at 9:45 PM

**Next Meeting: May 19, 2011**