



MINUTES

Thursday, July 16, 2015
7:30 pm @ Hightstown-East Windsor
Historical Society



Historic Preservation
Commission

Call to order:

2014 Chairman Pratt called the meeting to order at 7:35pm.

Open Public Meeting Act Statement: Rick Pratt read the Open Public Meetings Act Statement.

Roll Call:

Commissioner Cardoso (PC):	Present	Commissioner Egan (DE):	Present
Commissioner Carney (WC):	<i>Absent</i>	Commissioner: Honsel (JH)	Present
Commissioner Pratt (RP):	Present	Commissioner, Alt. #1: (Vacant)	--
Commissioner Teller (RT):	Present	Commissioner, Alt. #2: (Vacant)	--
Commissioner von Riegen (RvR):	Present		

Council Liaison C. Montferrat (CM): *Late*

Planning Bd. Liaison F. Montferrat (FM): *Absent*

Minutes: June, 18 2015 minutes were moved by DE & 2nd by RT. All members voted in approval.

Public Comment: None.

Guests: Leanne Trent. Leanne attended the meeting informally as a potential Commissioner.

Opinion Requests:

126 Stockton Street – Mr. Hidalgo was not in attendance. Commissioner Cardoso met with Mr. Hidalgo at 126 Stockton earlier in the week and went through the changes that were discussed at the meeting, what could and couldn't be done and what would be part of each phase.

Regarding the façade: PC determined that the base of the original roof over the door was still intact and that the space within the slope was hollow. The upper left window could not be moved left due to a shower having been installed, and the two lower windows could be moved apart as nothing is in the way. The construction official and housing inspector would like the steps adjusted to the same height and a railing installed. Commissioner Pratt obtained a quote of approximately \$500 to add a new aluminum railing similar in style to a wrought iron railing. PC mentioned that there are plenty of salvage yards that have railings that would work. PC will research. Mr. Hidalgo has previously agreed to spending \$4,000 per year on the fixes, yet now he would like to subtract new carpeting for the upstairs apartment from the total. As much as the HPC maintains that we will work with the owner, the inclusion of carpeting into the \$4,000 amount is not acceptable. Scope of the Phases are as follows:

- 7/2015-7/2016:
1. Remove sloped roof, reconstruct "flat" Italianate roof, add skirting and brackets similar to Church Street House. **HPC to provide sketch.**
 2. Install code compliant salvaged or wrought iron-like railing.
 3. Adjust steps to even tread heights per code.
 4. Remove roof appendage above two lower windows.

- 7/2016-7/2017: 1. Remove two lower windows and replace with historic style wood or aluminum clad wood windows that are narrower, taller and align vertically with the upstairs windows.
2. Fix for upper left window TBD. Possibly shift left behind shower wall, add shutters and close, and add open shutters to remaining upstairs windows.
- 7/2017-7/2018 1. Remove vinyl siding from front of house, and install new siding. Paint brackets and trim features more than one color.

255 Stockton Street: Anthony November was issued a stop-work order by the Construction official for replacing his front porch steps without meeting with the HPC. Chairman Pratt met with Mr. November 7/14/15 to discuss and take pictures. He repaired some rotted porch decking with tongue-and-groove mahogany herringboned in at the corner and replaced the front steps to match what had been removed, 2x6 material but pressure treated. The Commission voted that the porch decking was fine, but that the 2x6 material should be covered with tongue and groove decking to match the decking. The material should be elevated slightly (1/8") to allow airflow to pass between the materials. Also, a space should be cut between the two 2x6s to allow water to drain through. Mr. November would like to use a composite deck material. **Chairman Pratt to research and relay to Mr. November.**

245 Stockton Street: Chairman Pratt asked in a previous meeting that commissioners review the porch columns and railing at Mr. Ordonez's house, 245 Stockton Street. In a past opinion the commission asked that the railing be installed and the columns have paint removed from the brick. RP thinks that maybe the paint looks okay when viewed alongside the other houses in the district. The Commissioners will review and discuss at the next meeting.

Old Business:

Certified Local Government: RP met with Jonathan Kinney at the SHPO to discuss his last few comments and questions from the commission. 1. The SHPO says that the waiting period ordinance language has not yet been legally tested in any town that they are aware of. They will research ordinances and get back to RP. 2. The SHPO gave a copy of the Montclair violation language that RP shared with the Commission. **The commissioners will review and discuss at the next meeting.** As far as filling the outstanding vacant seats, Leanne Trent will likely fill one, and Planning Board Liaison Fred Montferrat will fill the other.

Jonathan Kinney maintains that the Rules of Procedure in the ordinance should be a separate document. He outlined the paragraphs that should be removed and language to add referring to them. Leanne Trent will review the four examples sent by the SHPO against the current ordinance and report back at the next meeting.

Historic District Descriptive Sign: Commissioner Honsel passed around a shortened draft. Mr. Carney who was the latest commissioner to review the language was not able to attend the meeting. JH and WC to review and report back at the next meeting.

Preserve America Community: (7/16/15 – nothing new to report)

Walking Tour Brochure / Phone App: Topic was not discussed.

Classic Towns Program (DVRPC): The dvrpc said that the HPC should see comments back from them by mid-August.

Historic Element: RP showed the commission an example from Bloomington, Illinois. HPC to discuss at a later meeting.

Budget: The Borough has approved \$1,900. We also have about \$1,000 in the account.

421 North Main Street (Second Empire) is on the market again.

503 North Main Street (Greek Revival). Councilman Montferrat is still working on the national register nomination. He needs to discuss further with Bob Craig at the SHPO. Based on the below under "Grants" it may be a good idea to include this house in the list of locally designated properties, as well as others in the town. It would be a tremendous shame to lose this house.

Grants: Chairman Pratt discussed grants with the SHPO regarding the town-wide inventory and the historic element of the master plan. Andrea Tingey of the SHPO stated that Hightstown should have a narrowed down group of buildings, such as a neighborhood that has been locally designated and then request a grant for further research. And, similarly for the Historic Element, the commission should have specific properties that garner further investigation. Possibly Preserve America could do the larger task of the historic element. Post Meeting: RP would like someone to track grant opportunities and develop a report for each meeting.

New Business:

198 Stockton Street has been sold. The new owners are Sheila & Matthew Hittesdors. **Chairman Pratt to send a welcome letter.**

Turnpike Sign. Chairman Pratt reported that Councilman Misura asked if Hightstown can have a brown "Historic Hightstown – Exit 8," or similar language on a sign on the turnpike. Mr. Pratt reported that this had been looked into in the past and Hightstown does not meet the Turnpike's requirements for number of heritage tourism visits in a year to warrant a sign. However, Mr. Pratt discussed with the commission that it may be possible to build a sign on private land alongside the turnpike. RP will research who the owners are along the turnpike south and north of the exit that may have areas visible to motorists, and contact them.

Turnpike directional signage. Councilman Montferrat asked the group about the sign northbound at the point where Route 33 peels off from Route 130 towards Hightstown. He asked why this doesn't instead direct trucks and cars to the bypass. RP noted that this had been discussed while he was on council in 2002, but that the Mayor at the time did not want to ruffle feathers. The commission thinks it's about time to bring up the discussion again. RP asked a member of the audience, Doug Maire a long haul truck driver, how he gets GPS directions. He stated that Rand McNally generates the truckers GPS. **Councilman Montferrat to contact Rand McNally.**

Adjournment:

The meeting was moved to be adjourned by DE, 2nd by RT at 8:45 pm.

Next Meeting: August 20, 2015 – 7:30pm, HEWHS