Borough of Haddonfield

New Jersey

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REPORT OF THE HISTORIC PRESERVATION COMMISSION

June 11, 2025

HPC 2025-0155 CD Design & Renovation, LLC
130 Centre Street

Proposed Work

The applicant submitted a revised application with a modified design for the proposed renovation of their home at 130 Centre Street, which included a second-floor addition. These revisions were based on the recommendations of the Historic Preservation Commission at the May 14, 2025 HPC Meeting. The applicant is proposing to build on the footprint of the existing residence. The applicant provided the following revisions:

1. Revised Front (East Park Avenue Elevation) and Side Elevations (Centre Street Elevation); the modifications include:
   - Install smaller windows at the dormers.
   - Install 6-over-1 double-hung windows in addition and in existing structure.
   - Remove angled windows at the front porch and the side elevation and replace them with double-hung windows.
   - Install bolder corbels at porch
2. Rear Elevation of Existing and Proposed Elevations.
3. Side Yard Elevation of Existing and Proposed Elevations.
4. Existing and Proposed First and Second Floor Plans.
5. All New and Existing Windows will be aluminum clad Pella Reserve wood windows.
6. The new siding will be James Hardie Plank boards, and the shingles will be James Hardie Shingle Siding.
7. Samples of the proposed mahogany for the porch decking as well as Timber Tech (English Walnut) as an alternative porch board.

In their original application, the applicant proposes the following:

- Roofing: Dimensional Composite Shingles
- Trim: Painted composite material (Azek).
- Porches: New covered entry porch and side porch with new steps and wood framing, a standing seam metal finish (black) roof, painted wood railing (1-5/8-inch square balusters with profiled cedar top and bottom rails) as shown, square fiberglass columns with brackets, and wood lattice (1-inch x 1-inch squares).
- Gutters: Aluminum K-gutters and downspouts.
- Outdoor Lighting: 22.5-inch high black outdoor lantern sconces at porches as submitted.
- Doors: Flush Glazed with 3/4 Lites at side entry and wood paneled door at front entrance.

Recommendations

Discussion

Commission member, Michael Alberico, made a motion to recommend approval of the revised application with the additional items outlined in "Proposed Work" (Seven (7) items) and with the following conditions:

- The smooth side of the cementitious siding (James Hardie Plank boards) shall be the side that is exposed.
- The new porch decking and stair treads shall be mahogany.
- The composite trim (Azek) shall be painted.
- The standing seam metal roof shall have historic detailing which shall include 1-inch high tight seams. The seams at the hips and the joint at the building wall shall not be covered with wide metal strips. They shall be detailed so that they look like historic standing seam metal roofs.
- The applicant shall submit to the Construction Office drawings and photographs of the proposed building within the context of the existing neighborhood and streetscape for review and administrative approval. The house shall be drawn to scale and placed in its surrounding streetscape showing its relationship to the adjacent and surrounding buildings.
- The applicant shall clarify the proposed exterior doors, because the product data submitted does not match what is shown in the elevations.

Commission member, Nick Berenato seconded the motion. Vote: All approved.

The proposed work meets the *Standards of Review 135-50-C.12 and Design Criteria 135-5-B.1* in Haddonfield's Historic District Ordinance.

Respectfully Submitted,

Toni Bonnette
Acting Chair, Historic Preservation Commission

Members Present: Toni Bonnette, Michael Alberico, and Nicholas Berenato.