

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Regular Meeting

February 11, 2013

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, February 11, 2013 by Chairman Capozzoli in Meeting Room B of the Municipal Building.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, location and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk as required by law.

ROLL CALL AND DECLARATION OF QUORUM

Present: Julie Capozzoli
Catherine Kurtz Gowen
Shirley Satterfield
Roger Shatzkin
Cecelia Tazelaar
Robert von Zumbusch

Absent: Elric Endersby
David Schure

Also present: Christine Lewandoski, Historic Preservation Officer; Jo Butler, Council Liaison; Edwin Schmierer, Esq., Legal Counsel; Kerry A. Philip, Recording Secretary

ADMINISTRATIVE MATTERS:

- a. Resolutions Regarding Open Public Meetings Act:
 - i. 2013 Schedule of Meetings - Amended

The resolution for 2013 Schedule of Meetings is amended for November due to the fact that November 11th is Veterans Day and the offices will be closed. Motion was made by C. Tazelaar and J. Capozzoli seconded the motion to amend the 2013 Schedule of Meetings scheduling a regular meeting on November 18, 2013. Motion was carried with the following voice vote:

For: Capozzoli, Kurtz Gowen, Satterfield, Shatzkin, Tazelaar, von Zumbusch
Against: None
Abstain: None

PUBLIC COMMENT

Morven Designation

Philip Leon asked if a designation has been proposed for the Morven parcel. He said a report on designating Morven appeared biased and only served a purpose for certain people. He also said that the report should not be considered as it exists and suggested an independent report.

Kim Leon advised that she is not sure if the board is aware of the process that has been ongoing regarding Morven and the surrounding properties. She stated that in 2007 the idea of designating this area began and 57% of residents are not in favor of this designation. A petition will be filed with the town. She is opposed to the extra layer of government oversight since there is a diversity of architectural styles in this area and feels that oversight would be difficult.

Joan Miller stated that Cleveland House is not included in the historic designation.

B.J. Booth advised that she has friends who are in favor of this designation since they wish to maintain the vitality of the neighborhood. She asked why this would be considered since there is such a diversity of architectural styles, she feels that oversight would increase the cost to maintain the homes and she believes that the residents would retain the appearance of their homes without this designation.

Beth Covin, Hodge Road, advised that she has owned three homes in this area and renovations have taken place but the taxes have gone up since their purchase. She said that because of the tax increases it took four years to find a new owner for one of the homes. She asked that the entire neighbor-hood (approximately 80 homes) be included in the designation.

Mr. Schmierer advised that the board asked C. Lewandoski last month to gather options of what the newly formed board might consider for the designation of Morven and the surrounding properties. She had been asked to look at similar efforts in other states in order to regulate this. If something will be discussed about that district there will be a formal notice in the newspaper. R. von Zumbusch stated that the board could only make recommendations to Council.

B.J. Booth asked if there is a consolidated standard now. Mr. Schmierer advised that the municipality is operating under old regulations until there is a consolidated new code.

Chairman Capozzoli advised that she is unsure when Council will be adopting the new ordinances. C. Lewandoski is the historic preservation officer and she is very accessible if there are any questions. She advised that she is also accessible if anyone wishes to discuss this.

Beth Covin also thanked C. Lewandoski for all of her work and stated that the website does not provide information on the board members and the approved minutes. C. Lewandoski advised that there has been delays in the municipal website process due to problems associated with consolidation.

Dinky

Kip Cherry stated that she requested a discussion on the Dinky but this was postponed due to a complaint for the applicant's attorney. E. Schmierer stated that the attorney sent an email and it was not a formal complaint. This item could be put on a future agenda as a work session so the board could discuss this, notice would not be required and no action would be taken. The applicant's attorney did request that the discussion be noticed. Ms. Cherry stated that they were advised that a hearing could be requested since notice is required. Ms. Cherry stated that the site plan was reviewed and approved by the Planning Board and secondary review has to be initiated if the Dinky is designated historic. E. Schmierer advised that if this is scheduled as a hearing this discussion could be lengthy and require several meetings. He felt that an informal discussion would be helpful to ensure that all board members are familiar with the proposal.

Alexander Street Homes

Kip Cherry stated that houses on Alexander are being demolished, they are available for purchase by the University for \$1.00. She believes that this is a good opportunity for the town. She believes that HPC has to review demolition permits. One of the houses lost its siding and another lost the windows and window frames. J. Capozzoli stated that since this was discussed at the last meeting, E. Endersby has been working on finding prospective parties who would be willing to take some of the houses. The houses will be photographed and documented. Ms. Cherry recommended publicity of this opportunity. J. Capozzoli advised that HPC does not review properties that are not in a historic preservation district and these houses are not in a district. Ms. Cherry stated that asbestos removal has also occurred in one of the homes. R. von Zumbusch stated that HPC can make recommendations but we have no authority. C. Tazelaar stated that it is a shame that the windows were removed from one of the buildings and siding from another. Ms. Cherry stated that timing is critical.

The public portion of the meeting was closed.

ADMINISTRATIVE MATTERS

Subcommittees: Consolidation

C. Lewandoski stated that at the last meeting we did not consider appointing a consolidation subcommittee, but since there are some sections that we need to work on the consolidation committee should be formed until the ordinance is adopted. Motion was made and seconded to appoint R. von Zumbusch, C. Kurtz Gowen and C. Tazelaar on the consolidation committee. Motion was carried by a voice vote of six ayes. The first meeting of this subcommittee will be on Thursday, February 28th at 2:00 p.m.

E. Schmierer left the meeting at 5:15 pm.

Adoption of Preservation Plan Application Form

Copies of the application form were provided to the board members for review. R. von Zumbusch recommended that the fees be consolidated and sent to Council for approval. After

the form is amended C. Lewandoski will send a copy to Council Liaison Butler and the Commission members. J. Butler stated that Council will approve only the fees but not the content of the application form. The Commission determined that fees noted within the Borough code would be satisfactory; therefore the application fee of \$75 would be required when there is no variance and escrow will be required when there is a variance.

R. von Zumbusch made a motion and C. Tazelaar seconded the motion to recommend adoption of the fee schedule in the Borough code. Motion was carried by a voice vote of six ayes.

C. Tazelaar recommended that the application be available on line so interested parties could fill out the information on line. The formatting of the application will be discussed at a later date.

Other Matters:

C. Lewandoski and J. Capozzoli confirmed that HPRC minutes had not been done for 2012. This includes discussions pertaining to historic designation of Morven. C. Lewandoski was asked to speak with E. Schmierer to determine if this designation should be reviewed by the newly formed subcommittee or if the subcommittee members could just listen to the tapes in order to make a recommendation.

Motion was made by R. von Zumbusch and C. Tazelaar seconded the motion to go into closed session. Motion carried by a voice vote of six ayes.

Motion was made by C. Kurtz Gowen and C. Tazelaar seconded the motion to open the meeting to the public. Motion carried by a voice vote of six ayes.

MINUTES

December 10, 2012 (Princeton Township HPC) – Motion was made by C. Kurtz Gowen and R. von Zumbusch seconded the motion to approve the minutes of December 10, 2012 as amended. The vote (by former Township HPC members J. Capozzoli, C. Kurtz Gowen and R. von Zumbusch) was 3-0 in favor. Motion carried.

January 7, 2013 – Motion was made by C. Tazelaar and R. von Zumbusch seconded the motion to approve the minutes of January 7, 2013 as amended. The vote was 5-0 in favor. Motion carried.

STAFF/COMMISSION MEMBERS REPORTS

Lincoln Highway Association

R. von Zumbusch stated that the Kingston Historical Society has been working with the Association. He attended a meeting with the NJ Director and the Association is scheduling a tour of 100 cars starting at Times Square if this is approved by the city, or from Jersey City. The anticipated route will stop at the Edison Tower, Kingston and then on to Philadelphia. There will be an attempt to put temporary signage along the route. There had been markers along the route in New Jersey but many had been removed or lost (the one remaining marker in New Jersey is in Princeton.) Replacing the markers could be very expensive. He has been speaking with

someone about replicating the markers; the signs were originally placed at one mile intervals. June 22nd is the anticipated date of the start of this tour.

American Boychoir School Property

R. von Zumbusch advised that there is an article in the Town Topics about a new school on this property. The student population is anticipated to be from 60 to 300 and an expansion is being considered. This property is not located within the historic district. J. Robert Hillier is the architect for this proposed development.

D&R Canal Commission Master Plan

R. von Zumbusch advised that the Commission is preparing their master plan, HPC may wish to provide something for inclusion. Several new Canal Commission members are expected to be appointed; four existing members of the Canal Commission are expected to remain.

Princeton Battlefield

R. von Zumbusch advised that an extension of the Princeton Battlefield is moving forward. It involves an adjacent parcel and will link the Battlefield State Park to the King's Highway Historic District. Princeton Council approved \$50,000 for dam restoration in addition to demolition costs. An application to Green Acres is being prepared.

Crossroads of the American Revolution

R. von Zumbusch advised that he is attending a workshop on visitor experiences. Since Princeton is a gateway community he will find out more about this. The former director Kate Litvak has retired and there also is a new president.

King' Highway Guidelines

R. von Zumbusch advised that he spoke with Jim Kline requesting a follow up to his visit. Mr. Kline advised that he is working on an outline on Princeton and will send the draft to R. von Zumbusch and D. Schure for review.

Veblen House

C. Tazelaar asked about the Veblen House near Herrontown Woods and asked if this was considered for an historic site. R. von Zumbusch stated that it is important for the Planning Board to consider as part of the Princeton Ridge Preserve; it is in the Historic Preservation Element.

Keep It Green

R. von Zumbusch advised that (Township) HPC passed a resolution last year on this report. A draft document for the new Princeton was distributed to the Commission members, he recommended that the newly formed commission last year pass a similar resolution. J. Capozzoli stated that this can be included on the agenda for March.

Funding

J. Capozzoli asked if there is any information available on funding from the State Historic Preservation office. R. von Zumbusch advised funding for all projects not currently underway as

well as any new requests for funding pertaining to historic preservation and parks will be dropped in favor of work in areas affected by Hurricane Sandy.

Miscellaneous

C. Lewandoski advised that the office phone number has changed, the new number is 921-7077. Lauren Stimpson is the administrative secretary for historic preservation. Lauren is able to assist with board questions. She also stated that hyperlinks in her email are not working since consolidation so if necessary she asked that the entire link be submitted to her. At the last meeting she was asked by David Schure to schedule a tour of all historic districts. R. von Zumbusch suggested that the tour of the borough properties should be a walking tour. C. Tazelaar suggested waiting for warmer weather for a walking tour.

Palmer Square Post Office

C. Tazelaar stated that she will attempt to find out which individual from the New Jersey Historic Preservation Office will get the process going on preservation and re-use of the building. J. Capozzoli stated that until the post office releases some information she is unsure about what we are able to do. C. Tazelaar recommended that we make an inquiry with Senator Rush Holt's office and ask for a meeting.

Being that there was no other business before the board, motion was made by C. Tazelaar and J. Capozzoli seconded the motion to adjourn the meeting at 6:35 pm.

Respectfully submitted,

Kerry A. Philip
Secretary