

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Regular Meeting

October 14, 2013

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, October 14, 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
Elric Endersby (4:30)
Catherine Kurtz Gowen
Shirley Satterfield
David Schure
Roger Shatzkin
Robert von Zumbusch

Absent: Cecelia Tazelaar

Also present: Christine Lewandoski, Historic Preservation Officer; Deanna Stockton, Assistant Engineer; Jack West, Land Use Engineer; Elizabeth Kim, Development Review Officer; Kerry A. Philip, Recording Secretary

ANNOUNCEMENTS

The next meeting is Monday, November 18th. The dedication and opening ceremony for Mountain Lakes is scheduled for Saturday, October 19th.

PLAN REVIEW

- a) **BEATTY HOUSE LLC**
19 Vandeventer Avenue
Major Site Plan w/C Variance
Block 28.02, L0ot 26, Zone R-4
Planning Board #110825P
51HP - 2013

C. Lewandoski provided an overview. She stated that the house is on the National Register and it is listed as a suggested historic site in the Master Plan. The building was constructed around 1780 but was moved from Nassau to Vandeventer in 1875. The applicant is proposing to attach two

units to the house. 26 out of 36 trees will be removed and no landscape plan was submitted. A front yard setback variance is required for the AC units but this variance is being eliminated since they are relocating the AC units.

Christopher Tarr, Esq., legal counsel for the applicant, addressed the Board. He introduced Robin Resch, Applicant; Harry Fogenbaum, Beatty House LLC and Craig Deutsch, AIA, Harman Duetch Architects. Mr. Tarr stated that the use is conforming but a variance is needed for the lot depth. It is required under the ordinance that the units be attached. J. West stated that if the units were not attached then the Zoning Board would have jurisdiction.

Ms. Resch stated that this property was the site of a nursery and pond, the Historical Society had purchased the home so it would not be demolished and she purchased it from them. There are trees on the property that are not quality trees and replacement is proposed. The design for the property is based on being true to the house and context of the neighborhood.

Craig Deutch, architect for the applicant, presented sheets A.0 and A.5 and stated that the proposal creates a 2000 to 2400 SF home occupying three levels. The proposed materials are a standing seam metal roof, wood siding and stone veneer along the base. Double hung clad windows are proposed. In the back of the property it takes on a modern feel but this cannot be seen from the street. R. von Zumbusch recommended that the applicant simplify the area in front of the connecting piece so that it is in alignment with the additions, he also recommended a pergola in front to tie the structures together and at the same time provide a separation. He feels that the additions are out of scale with the main structure and the surrounding structures, the scale of the openings do not blend with other buildings. The foundation should be recessed slightly to tie in with the whole neighborhood. Rework the design of the windows so they are more in scale with other windows on the street. Regarding the back and sides of house, he recommends that this area be opened up, nothing is more appropriate than opening up in the back and not the front.

S. Satterfield stated that she wishes the house to appear historic. D. Schure felt that the proposed design is very busy and the current architectural design is classic and serene. R. von Zumbusch recommended simplifying the connection and installing a pergola to separate the existing building from the new units. A gate for the driveway on Park Place could be considered. J. Capozzoli stated that there is a lot going on with this design, many scales and materials. A simpler design was recommended. Many trees are proposed to be removed and C. Tarr suggested that the arborist walk the site to determine which trees can be saved including one Cherry. Ms. Resch stated that the fencing in place will remain and they will remove only those trees that would have to be removed. R. von Zumbusch stated that a row of trees of the same species should be considered to mimic the original site as a nursery.

APPLICATIONS

- a) Princeton, New Jersey
Sign for Monument Hall
Stockton Street
Authorization Under the New Jersey Register of Historic Places Act

King's Highway (Upper Road, Lincoln Highway) Historic District
28HP - 2013

Deanna Stockton introduced Alina Ferreira, a new member of the Engineering Department and handed out a revised rendering of the proposed signage for the Monument Hall building. The double sided sign is to be located on Stockton Street with the dimensions of 4' to 5' tall and 5' wide. The colors considered are green and cream to be in keeping with historic districts. This new sign is simpler than the previous design which listed all the departments and entities. Since Corner House is no longer listed on the sign, banners were suggested during the fundraising season. Ms. Stockton stated that white finials are proposed but cream or green would be more appropriate. D. Schure recommended upper and lower case letters for the sign. C. Kurtz Gowen asked for a color chip for the file of the colors chosen, the green appears to be bright and forest green was recommended.

R. von Zumbusch asked that the colors be kept the same and recommended no finials or cutouts. J. Capozzoli preferred a rectangular shape. A subcommittee was chosen to review the final design of the sign (R. Shatzkin and C. Kurtz Gowen). A mock up was recommended to make sure the words can be seen from a distance. D. Schure recommended hooks at the bottom of the sign for special event signage.

- b) Margaret Shuler and John Depenbrock
Side and Rear Addition
333 Nassau Street
Jugtown Historic District
Block 52.01, Lot 65; Zone R3
34HP - 2013

C. Lewandoski stated that the home was built in the first half of the 19th century. The applicant is proposing to partially remove the rear addition for a new addition. Timberline brown asphalt shingles are proposed on the façade, the existing façade is wood and they are covering this area with shingles also. The applicant was advised that there are details missing that should be provided in revised plans including the portico, the windows and shutter design.

William Brown, Architect for the Applicant, stated that the owner wishes to renovate their kitchen and breakfast area. Regarding the portico, the façade will be cedar shake and the roof can also be cedar shake but brown timberline in the rear is being considered. The windows could be wood but they prefer aluminum clad windows because they last longer and are not problematic. The line of the existing clapboard siding is wide on the bottom and narrower on the top and this line will be followed on the addition.

Ms. Shuler stated that they would like stone for the base to match the existing foundation. R. von Zumbusch stated that plaster is recommended in this case. There are simple homes in this area and the stone base would not blend. He recommended wooden windows for the existing structure but aluminum window for the addition is acceptable. Four over four windows are preferred in the rear. The front windows should match the existing windows. He also noted that regarding the

window in the back of the second floor original structure as seen in the right side elevation, a small skylight could be considered in place of the proposed window.

Pertaining to the columns on the portico, he recommends a simpler design such as a square shaped column which is more in keeping with the house. Ms. Schuler stated that fieldstone on the front stoop was approved by the previous historic commission and C. Lewandoski stated that the approval is still valid. Ms. Schuler stated that she wants a something over her front door for coverage from the rain and stop the base of the door frame from rotting. J. Capozzoli stated that having something over the front door is acceptable.

E. Endersby questioned the pitch to the roof angles and stated that there are too many different kinds, sizes and configurations of the windows and he recommended no shutter for the bathroom window. Ms. Shuler stated that she has skylights and they leak so she is no longer considering a skylight in the bathroom. R. von Zumbusch recommended reducing the pitch of the roof in the back portico. C. Lewandoski stated that a railing may be needed for the portico, she recommended detailed drawings presented to the construction office to determine what permits are needed. They will come back if approval for a rail is needed. Commission members did not recommend cedar shake for the portico since it is not part of the original house. The plans should be revised to show the chimney and the window on the north side for the cellar. A subcommittee of members (E. Endersby and D. Schure) was formed to work with the applicant.

The meeting was opened to the public. Julia Coale and Joseph Stonaker stated that they are in support of the proposal. The meeting was closed to the public.

C. Lewandoski asked where the light fixture is going. Ms. Shuler stated that one is proposed on the front of the house and also a side light in the soffit of the portico. The subcommittee can work out the details for the light on the front. Ms. Shuler stated that they wish for the light to be on the corner of the left side of the doorway as seen from the street.

Motion was made by E. Endersby and S. Satterfield seconded the motion to approve the application for 34 HP-2013. The vote was 7-0 in favor. Motion carried.

E. Endersby is scheduled to travel so J. Capozzoli will be on the subcommittee in his place if needed.

- c) Palmer Square
Concept Plan
New Signage
Central Business District
47HP - 2013

C. Lewandoski provided an overview of the concept plan for new signage in Palmer Square. This has not been evaluated for zoning but it appears that a number of variances would be required.

Anita Fresolone, Palmer Properties; Laura Arendt, Palmer Properties; Jess Church, MERJE Design; Glen Swantec, MERJE Design were present. Ms. Arendt stated that they want to distinguish Palmer Square, the sign package designer is the same designer of the signs for the Residences at Palmer Square.

Mr. Swantec stated that the goal is to create an identity for Palmer Square, bringing it into the built environment. A power point presentation of the different sign types was presented, a printed copy of the presentation was handed out to the board. Corner signs at the intersections and two banner signs on Nassau are being considered. For the banner signs they prefer using the existing infrastructure. The signs will identify Palmer Square and also provide parking information in a way that is more sophisticated. Palmer Management feels that it is difficult to enter the area from Nassau from a vehicular standpoint and signage is needed. C. Lewandoski advised that the existing poles are owned by PSE&G and are in the ROW therefore State approval may be needed.

For the Palmer Square newsstand, they are considering a new header around the kiosk and LED visual displays including the bus schedule and pedestrian map. They are upgrading the existing directional kiosk with a larger three sided kiosk with an interpretive panel near the green. Kiosks are also considered inside the parking garages along with signage directing people to the offices on the second floor. A way finding system for accessing the parking garages is also being considered. They would also like to reinforce the name of the public parking garages.

S. Satterfield stated that Baker Street identification is recommended since the residents from Baker Street were moved to Birch Street for the construction of Palmer Square. She feels that there are so many signs it may ruin the history of this area. Mr. Swantec stated that the interpretive panels would provide the history. R. von Zumbusch stated that he is concerned because Palmer Square should be part of the town and not separate.

C. Kurtz-Gowen stated that this is a downtown historic district and the signage is an intrusion into the built environment, there are so many things attempting to compete to the eye. The concept for the signage is almost alien to the concept of preserving the historic downtown area.

E. Endersby stated that he is not in favor of the signage package. For many years the Historic Preservation Commission was clear about the signage for Palmer Square, having the signs on the corners of the brick buildings is intrusive. The proposed colors are contemporary but may be out of date in 10 years. He is in favor of the signage for the parking garages because parking is a mess. There is an existing banner for Palmer Square that blocks the view of Palmer Square. J. Capozzoli stated that she does not believe an LED screen is permitted in the historic zone although the concept of having interpretive signs is fine. R. von Zumbusch agreed that the concept of having interpretive signs is fine. Mr. Swantec asked if the banner for Palmer Square on Nassau is acceptable, members felt that this is unnecessary but agreed that the Palmer Square street sign should be upgraded. Ms. Fresolone stated that they are replacing the header on the kiosk with a design similar to what exists. Commission members asked to see a photograph of what exists before providing comments. J. Capozzoli advised that the font for the lettering within Palmer Square had been determined years ago, the font proposed for the new signage is different.

STAFF/COMMISSION MEMBERS REPORTS

C. Lewandoski stated that the budget for 2014 must be prepared soon. She also advised that all the Mountain Lakes tools are numbered, labeled and stored at the Updike garage. The commission members suggested preparing a list of the items or a report of details of the items found. C. Lewandoski stated that the grand opening of Mountain Lakes is scheduled for this Saturday, October 19th. Regarding the consolidated historic preservation ordinance, policy changes were provided to Gerry Muller, Esq., the attorney contracted to work on merging the ordinances. She also stated that Tusculum is up for auction. J. Capozzoli stated that she was contacted by Steve Hiltner, as the Rotary Club is very interested in joining with the Herrontown Woods Friends to begin work on the Veblen House. He is advocating that the County give the deed over to Princeton now that the oil tank is removed and stabilization is completed, he is hopeful that County would consider giving the money set aside for demolition of the house to Princeton along with the deeds. Commission members recommended that Mr. Hiltner make a presentation before HPC.

MINUTES

- a) July 8, 2013 – tabled to the next meeting
- b) August 12, 2013 – tabled to the next meeting
- c) September 9, 2013 – tabled to the next meeting

Being that there was no other business before the commission; motion was made by R. von Zumbusch and D. Schure seconded to adjourn the meeting at 7:00 pm.

Respectfully submitted,



Kerry A. Philip
Secretary