

**PRINCETON  
HISTORIC PRESERVATION COMMISSION**

**Minutes – Regular Meeting**

**November 18, 2013**

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, November 18, 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  
Catherine Kurtz Gowen  
David Schure  
Roger Shatzkin  
Cecelia Tazelaar  
Robert von Zumbusch

Absent: Shirley Satterfield

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

**ADMINISTRATIVE MATTERS:**

a. 2014 Schedule of Meetings

The draft resolution for the 2014 Schedule of Meetings was distributed to the commission members by C. Lewandoski.

**MINUTES**

July 8, 2013 – Motion was made by C. Tazelaar and R. von Zumbusch seconded the motion to approve the minutes of July 8, 2013. The vote was 6-0 in favor. Motion carried.

August 12, 2013 – Motion was made by C. Tazelaar and E. Endersby seconded the motion to approve the minutes of August 12, 2013 as amended. The vote was 7-0 in favor. Motion carried.

September 9, 2013 – Motion was made by R. von Zumbusch and C. Tazelaar seconded the motion to approve the minutes of September 9, 2013 as amended. The vote was 6-0 in favor. Motion carried.

**RESOLUTION:**

- a) Margaret Shuler and John Depenbrock  
333 Nassau Street  
Jugtown Historic District  
Block 42.01, Lot 62  
34HP-2013

Motion was made by D. Shure and E. Endersby seconded the motion to approve the resolution for 34HP-2013. The vote was 6-0 in favor. Motion carried.

For: Capozzoli, Endersby, Kurtz Gowen, Schure, Shatzkin, von Zumbusch  
Against: None  
Abstain: None

**APPLICATIONS**

- a) Crown Castle  
Three Proposed Cellular Antennae Sites  
Nassau Street, Mercer Street and Spring Street  
62HP-2013

C. Lewandoski stated that at the last meeting there was one pole proposed on Spring Street near residential units so the applicant went back and changed the location. The other two poles on Nassau and Mercer are still being considered.

Peter Broy, Esq., stated that the poles presented at the last meeting are wider than what they intend to install and detail of the poles will be presented. Nas 001 – Mercer Street. The applicant is asking PSE&G to remove the existing street light and replace it with a similar one. State approval is needed if HPC approval is granted. Nas 002 – Spring Street. A new pole is proposed but concern was expressed about the location so the new location is on Witherspoon Street, north of Hulfish Street. The applicant will remove an existing shorter street light at this location and replace it with a new light pole with two lamps. Nas 005 – Nassau Street. The proposal is to replace the black metal pole with one that is almost identical.

He stated that a structural analysis was provided for each installation and the loads will not exceed the allowable stresses. All poles will have equipment boxes on them, the carrier leasing these facilities will be Verizon. Crown Castle installs and maintains these nodes. C. Lewandoski confirmed that the existing poles are not listed in the Kings Highway Historic District nomination.

C. Tazelaar stated that the diameter of the poles is unclear. C. Kurtz Gowen stated that photographs of actual installations in Philadelphia were requested in September but the photographs were not provided. C. Tazelaar stated that a photo-shopped image with dimensions is not sufficient information and the applicant should supply the dimensions.

Mr. Broy stated that the height of the Nas 001 pole would be the approximately the same as what exists, 25' to the top of the pole and 28'3" to the top of the antennae. Nas 005 will be the same height. The pole on Witherspoon and Hulfish (Nas 002) will be ten feet higher than the 13 foot pole that exists.

Ethan Morrison, Radio Frequency Engineer for the applicant, stated that these installations will further the carrier's capacity for future needs between the University and existing nodes to the north. This is a very busy area and the signal keeps roaming until a tower is located.

Tammy Grant, Crown Castle, stated that the black coating on the poles will be done by the same manufacturer that installed the other poles in Princeton. She advised that the diameter of the pole is five inches and the outside casing will be outside of the five inch diameter. R. Shatzkin stated that the two globes proposed for the pole on Witherspoon Street may be slightly intrusive.

C. Kurtz Gowen asked if the municipality could investigate putting these antennas inside existing buildings which was recommended by the municipal engineer. Jo Butler, Council Liaison, stated that Council could be asked to look into this.

C. Tazelaar stated that the applicant has worked very hard to improve the design and make it compatible with the area. She feels that they brought it to the level of comfort for approval. Mr. Broy stated that the next step would be Council approval so they can put in a request to PSE&G to remove and replace the poles.

Motion was made by C. Tazelaar and R. von Zumbusch seconded the motion to approve the application for 62HP-2013. Commission members noted that the applicant has met the criteria and guidelines for the historic district and the standards of the Secretary of the Interior and should be approved by all parties. The vote was 6-1 in favor. Motion carried.

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

A subcommittee was formed (J. Capozzoli and C. Tazelaar) to review the details for this proposal to be sure that the components chosen for these selected areas are compatible with what exists.

- b) Christopher Olsen and Kim Howie  
Preservation Plan  
16 Alexander Street  
Mercer Hill Historic District  
Reconstructions and Alterations to Barn  
Block 41.01, Lot 8  
60HP-2013

C. Lewandoski stated that the architect has the power of attorney to proceed with this proposal. The proposal involves a two story barn that is accessed by the historic Steadman Alley. The age of the barn is unknown but its first appearance is on a map dated 1902. Michael Crackle, architect for the applicant, stated that the barn is a wooden structure and the proposal includes a concrete foundation where none currently exists. It will continue to be used as a garage so renovation is proposed. Sheathing will be added to the sides of the house but because the house rests on the property line, an access easement is needed for maintenance and construction. Commission members requested that the survey be referenced on the plan. Mr. Crackle stated that all new utilities will be located underground. The wood siding of the existing barn goes down to the earth and because of this there is a lot of mildew and rot. Improvements include removal of the existing siding and installation of ¾ inch sheathing for stabilization and cedar siding on the façade of the barn. The siding that is being removed will be reused on the north and south sides of the barn. He then provided a sample board of the proposed materials and a sample of the cedar siding that is rotting. An opaque stain or paint will be used for the siding so it will appear the same as what exists. Modern roll down doors will be replaced with carriage doors, the width of the door is increased four inches. The roof will be made of black asphalt shingles and the downspouts will be relocated. The gutters will be galvanized steel to match the gutters on the front porch of the home. The leaders from the gutters will go to the ground which is what exists, he does not anticipate any problem with the stormwater flow. No landscaping is proposed between the barn and the home.

E. Endersby stated that this structure would be considered a stable or a wagon house and it will not be seen by many people. The proposed doors with windows and horizontal battons are not historic in detail and plywood is proposed for the interior. Although the interior space is not within HPC's purview, he asked that the applicant consider 10 inch shiplap. C. Kurtz Gowen stated that the door is not a concern because it is not visible from a public right-of-way. R. von Zumbusch stated that the board and batton door is appropriate. J. Capozzoli stated that the applicant has put a lot of work into this proposal, the owner has decided to renovate the structure instead of tearing it down and she has no concern about the door.

Motion was made by E. Endersby and D. Schure seconded the motion to approve the preservation plan for 60HP-2013. The vote was 7-0 in favor. Motion carried.

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

- c) Balance Enterprises  
Concept Plan – New Facade  
Alchemist and Barrister  
28 Witherspoon Street  
Central Historic District  
Block 20.01, Lot 31  
61HP-2013

C. Lewandoski stated that there have been several changes to the building and presented photographs. The applicant is looking to have larger windows so patrons can see into the building and a sliding wall is considered in the side alley.

Jeffrey Wells, Architect for the applicant, stated that the historic photographs show that double hung windows were never on the building and there have been major changes to the building over time. R. von Zumbusch stated that opening the wall is a concern because with the opening the sense that it is a building is lost. He has no concerns about the front treatment proposed. C. Tazelaar recommended another way to open the area without having the entire wall open to the alley and creating a void. She recommended casement windows that fold in to be in keeping with the character of the building. E. Endersby stated that the design does not respect the building and gives a false sense of the structure above. He recommended several French doors. Mr. Wells stated that two or three sets of French doors should work well. D. Schure stated that the treatment considered for the alley is acceptable but the design of the front appears flat and he is not in favor of this design. J. Capozzoli stated that she sees the justification of the storefront windows, and recommended the French door solution for the alley. Mr. Wells commented that sliding French doors could be proposed. Also the front stoop is not conforming with code so this will be fixed when they come back with a formal application. Gooseneck lighting is being considered for the front.

R. von Zumbusch recused himself from the following discussion.

- d) Rosemary and David Blair  
Concept Plan – Moving of House  
1108 Princeton-Kingston Road  
Kingston Mill Historic District  
63HP-2013

C. Lewandoski stated that the homeowner's representative is interested in moving the home. Pete Calloway, realtor for the applicant, stated that since the home is close to the road they would like to move it so it is more sellable. He asked if moving the structure further back from the roadway is possible.

E. Endersby stated that he is concerned about moving the structure because a portion of the home is one of the oldest homes in Princeton and preservation of the original structure must be considered. Stone buildings can be moved but it is cumbersome and the early outpost (when the road was the Kings Highway) would be sacrificed with this move. Amanda Blair, applicant, stated that there may be more potential buyers if the house is shifted. D. Schure stated that there is a smaller percentage of buyers who are willing to take on a property that is close to the road. C. Tazelaar stated that she believes there is a sewer easement line that goes through the site and this area would have to be avoided if the home is moved. E. Endersby stated that if the house is moved it should have the same axis to the sun that exists, facing south.

C. Tazelaar stated that the cellar of the house could date back to the 17<sup>th</sup> century, it would be a very interesting resource so if the house was moved this would be left open to the elements and

may be destroyed. If there is a plan to preserve the house while it is being moved then she recommends a plan to preserve and protect the cellar.

J. Capozzoli stated that she is concerned about a house of this size on a stone foundation in addition to the cost and logistics of moving the house so that it works with the site and preserves the cellar. C. Tazelaar stated that she previously misspoke about the sewer easement line; it appears that this has been abandoned. Ms. Blair stated that sewer lines were installed ten years ago.

## **PRESENTATION**

### Friends of Herrontown Woods – Steve Hiltner

Steven Hiltner and Ahmet Azmy were in attendance. Mr. Hiltner stated that Mr. Azmy is the former president of the Rotary Club. Herrontown Woods was designed by Oswald Veblen who was a visionary and he did a lot of work in Princeton. He and his wife moved here in the 1930's and were very connected to nature so he saved 85 acres of land that became Herrontown Woods. He was also involved with the lobbying of the lands for the Institute Woods. The house and cottage are in the middle of Herrontown Woods. At this time the County has jurisdiction over the house and the grounds that surround it and the woods are maintained by the municipality.

Mr. Hiltner stated that the Friends of Herrontown Woods are being asked by the County to raise \$250,000 for a bond. R. von Zumbusch stated that open space preservation is important but the historic house is also important; the home has not been preserved and this should be done. C. Tazelaar stated that a caretaker for the home would be helpful. C. Kurtz Gowen suggested that HPC ask the County to waive the \$250,000 bond. R. von Zumbusch stated that backing from Council is needed for this initiative. A resolution is needed from HPC asking the County to provide some money for the preservation efforts. He recommended specific steps and phases of preservation to be included in the resolution. A plan for preservation should be determined and the potential for State and National Historical Registry listing should be explored because if it is on the register then the home would be preserved. Documentation should be provided to ensure no liability on behalf of the County for this work.

C. Tazelaar stated that there is a history outreach person at Mercer County that is an advocate for cultural or heritage sites. R. von Zumbusch stated that HPC should begin work on a National Register nomination and this should be included in the budget. D. Schure asked if it makes sense to do a title search on this property. A draft resolution will be prepared and provided to the Board for consideration in December.

## **PUBLIC COMMENT**

Kip Cherry stated that construction for the Clarke house should begin soon, a construction cost estimate was prepared for stabilizing the framing, regrading and masonry work on the foundation. Pertaining to the D'Ambrizi property, an ecological study should be done but there is no money in municipal budget for this. She also advised that they are continuing with

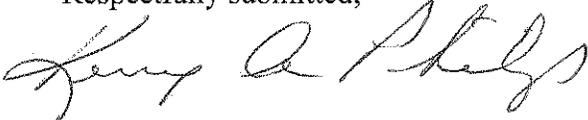
litigation efforts on the Institute for Advanced Study's proposal involving the battlefield lands and she is working on saving the Valley Road School.

**STAFF/BOARD MEMBERS REPORTS**

C. Lewandoski advised that the annual budget is needed tomorrow; the budget will be the same that was provided last year. The applicant, 527 Stockton LLC, withdrew their application because of opposition from a resident on Winant Road so the applicant will be coming in with a proposal for a single family home. The zoning amendment review committee (ZARC) met with members of HPC on the historic preservation ordinance. A number of weeks ago the computer system was down and we lost some information including updates on the architectural survey. Her last backup of the survey was done on May 30<sup>th</sup>.

Being that there was no other business before the board, motion was made by C. Tazelaar and C. Kurtz Gowen seconded the motion to adjourn the meeting at 7:20 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Kerry A. Philip".

Kerry A. Philip  
Secretary