

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Regular Meeting

January 13, 2014

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, January 13, 2014 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
Shirley Satterfield
David Schure
Roger Shatzkin
Cecelia Tazelaar (4:15)
Robert von Zumbusch

Absent: Elric Endersby
Catherine Kurtz Gowen

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

ADMINISTRATIVE MATTERS:

C. Lewandoski stated that the second applicant requested an extension therefore the proposal for Sherute, LLC - 80-84 Nassau Street - will be on the next agenda.

REORGANIZATION:

- a. Election of Officers:
 1. Nomination and Election of Chairman: Motion was made by R. Von Zumbusch and S. Satterfield seconded the motion to elect Julie Capozzoli as Chairman for 2014. Motion carried with the following voice vote:
For: Capozzoli, Satterfield, Schure, Shatzkin, von Zumbusch
Against: None
Abstain: None

2. Nomination and Election of Vice Chairman: Motion was made by R. von Zumbusch and S. Satterfield seconded the motion to elect Cecelia Tazelaar as Vice Chairman for 2014. Motion carried with the following voice vote:
For: Capozzoli, Satterfield, Schure, Shatzkin, von Zumbusch
Against: None
Abstain: None

- b. Appointment of Recording Secretary: Motion was made by J. Capozzoli and R. von Zumbusch seconded the motion to appoint Kerry A. Philip as Recording Secretary for 2014. Motion carried with the following voice vote:
For: Capozzoli, Satterfield, Schure, Shatzkin, von Zumbusch
Against: None
Abstain: None

- c. Appointment of Subcommittees: CHECK

Motion was made by R. von Zumbusch and D. Schure seconded the motion to approve the following subcommittees for 2014:

Architectural Survey: Shatzkin, Tazelaar, Schure (alternate)
Code: Schure, von Zumbusch, Kurtz Gowen (alternate)
Gulick Farm/House: Capozzoli, Endersby
King's Highway: von Zumbusch, Schure, Tazelaar (alternate)
Master Plan: Capozzoli, von Zumbusch, Kurtz Gowen (alternate)
Mountain Lakes: Shatzkin, von Zumbusch, Kurtz Gowen (alternate)
Ordinance Revisions/Demolitions/Consolidation: Shatzkin, Kurtz Gowen, Schure (alternate)
Quaker Road Bridge Over the StonyBrook: Endersby, von Zumbusch
Quaker Road Path: Schure, von Zumbusch, Capozzoli (alternate)
Signage: Schure, Tazelaar, Endersby (alternate)
State Historic Preservation Plan: Kurtz Gowen, von Zumbusch
Sustainability/Preservation: Capozzoli, Schure, Kurtz Gowen (alternate)
Valley Road: Endersby, Tazelaar, Satterfield (alternate)

Motion carried with the following voice vote:

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

MINUTES

October 15, 2013 – R. von Zumbusch asked that separate paragraphs for each staff report discussion. Motion was made by R. von Zumbusch and R. Shatzkin seconded the motion to approve the minutes of October 15, 2013 as amended. The vote was 5-0 in favor. Motion carried.

DISCUSSION

Historic Preservation Ordinance: After a brief discussion about the merged historic preservation ordinance, it was recommended by staff that SPRAB be copied on all historic preservation matters and not just major sites. Board members concurred with this recommendation. J. Capozzoli advised that the final ordinance is being drafted for review by the Planning Board.

PUBLIC COMMENT: None

APPLICATION:

- a) Trustees of Princeton University
8 Dickinson Street
Minor Site Plan w/Variances
Preservation Plan
Handicapped Ramp and Parking Lot
Mercer Hill Historic District
Block 44.01, Lots 28, 31, 33 Zone R4
P1313-070P 44HP-2013

C. Lewandoski stated that the proposal is for handicapped ramp along with parking and lighting. A number of variances are associated with this proposal. The building is an existing three story structure, administrative waiver approval was granted for the railings, steps, new siding and windows. This proposal involves construction of a five space parking area. Existing is a gravel parking lot and five bituminous spaces are proposed although six are required. Two spaces are proposed on an adjacent lot. Two of the lots will be merged and a deed of consolidation is required. She advised that parking is required on the same lot as the use, it is also required that the parking is an accessory use or within 200 feet of the structure and that the parking spaces are permanently deed restricted. She stated that as a condition of approval, the applicant should be asked to provide the lot area calculation on the site plan. A set of floor plans for each floor should also be provided. Four units are permitted so the floor plans must show only four units in the building. Pertaining to the landscaping, there is a large walnut tree that was determined by the arborist to be in good shape and efforts should be made to save this tree. The dry well is seven feet from the center line of the tree in addition to other underground work in that area, so it was suggested that the parking lot be pulled away from the tree slightly.

Christopher DeGrazia, Esq., legal counsel for the applicant, stated that the house will remain a historic structure, the outside restoration triggers some variances but brings the property up to date on ADA requirements. The existing parking area is unstriped and random parking takes place. The applicant would like to provide a handicapped accessible ramp in the rear of the site. Although staff recommends consolidation or an easement the applicant does not feel this is necessary because the property to the south is also owned by the University.

Jennifer Ealy, Princeton University Housing/Real Estate Manager, stated that this structure is used for faculty and staff housing but the building is beginning to show its age and renovation is needed.

Thomas O'Shea, Engineer for the applicant, presented the site plan and stated that the handicapped ramp will be installed only when one of the four apartments is to be occupied by a handicapped person. Regarding consolidation of the lots, the University owns all of the lots and they do not wish to create a new lot. Mr. O'Shea asked for flexibility to work with the arborist when determining the location of the dry well and shifting the parking area to save the walnut tree. Additional landscaping is proposed to shield the parking. There is a slight spillover of light onto the adjacent University lot. Trash containers are located in the rear and pick up will occur by a private contractor. Pertaining to parking, there is no easement in place but they wished to acknowledge it is within the University system. Regarding the easement for walkways, because these are University properties the applicant feels there is no need for an easement for itself. Regarding the dry well and preservation of the tree, the applicant will work with staff to protect the tree. The project is compliant with the municipal ordinance on storm water drainage. DRCC and County approval will not be required.

R. von Zumbusch concurred with the recommendation that the parking be pulled back five or six feet to save the tree. He also recommended relocating the dry well further back. The landscaping should be reviewed by the planning board's landscape subcommittee. He also recommended approval of the variance for the parking space dimension. Ms. Ealy stated that once the ramp is constructed it will remain in place.

C. Tazelaar stated that this project is on a residential lot and the residential character of this area should be retained. Regarding light trespass, shielding or a slight redirection may be recommended for the light fixtures. She recommended review in the evening by the subcommittee.

J. Capozzoli asked for a joint meeting of HPC and the landscape subcommittee.

Commission members were in favor of the proposal with the following recommendations. A report will be prepared identifying the recommendations including:

1. Defer to the Planning Board on the consolidation and easement issues.
2. Landscape review is recommended by the Landscape Subcommittee and the subcommittee of the Commission for all the landscaping and tree preservation.
3. Commission members recommended that the buffering proposed to screen the parking area be evergreen plantings.
4. The variance request for 9' x 18' parking stalls are sufficient and the variance is recommended for approval.
5. A subcommittee of the Commission should review the LED floodlights to determine if there is any impact to the adjacent properties from the light trespass.
6. The applicant was asked to maintain the residential character when development is being considered in the future.

J. Butler and E. Schmierer left the meeting.

- b) Sherute, LLC (carried to February 10, 2014)
80-84 Nassau Street
Central Historic District
Preservation Plan
Replacement of Wood Windows with Vinyl
Section 41.01, Lot 20.01 Zone CB
66HP – 2013

The preservation plan is carried to the next meeting.

STAFF/BOARD MEMBERS REPORTS

Temporary Sign for Monument Hall

C. Lewandoski stated that a temporary sign has been approved, the sign is white with black lettering and it is the same style that was presented previously. She stated that if everyone is satisfied with the sign then it may become permanent. The sign will not be lighted. State approval has been obtained. R. von Zumbusch asked for a reduced site plan for viewing the sign in the field in addition to a full sized plan for the file.

Open Space Funding

R. von Zumbusch stated that the Green Coalition is attempting to get funding in place for open space preservation which was passed by the Senate in 2013. He is unsure what to expect in reference to historic preservation in 2014 because there is a new speaker and he may not be in favor of historic preservation being a part of new legislation.

Nassau Club – Trellis in Front Yard

C. Tazelaar advised that a trellis was constructed in the front yard of the Nassau Club and asked if approval had been granted for this. C. Lewandoski stated that approval had not been granted.

Being that there was no other business before the board, motion was made by C. Tazelaar and S. Satterfield seconded the motion to adjourn the meeting at 5:30 pm.

Respectfully submitted,



Kerry A. Philip
Secretary