

**PRINCETON  
HISTORIC PRESERVATION COMMISSION**

**Minutes – Regular Meeting**

**February 10, 2014**

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, February 10, 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  
Catherine Kurtz Gowen  
David Schure  
Roger Shatzkin  
Cecelia Tazelaar (4:10)  
Robert von Zumbusch

Absent: Elric Endersby  
Shirley Satterfield

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

**ANNOUNCEMENTS**

No announcements.

**MINUTES**

November 18, 2013 – Motion was made by D. Schure and R. Shatzkin seconded the motion to approve the minutes of November 18, 2013 as amended. The vote was 5-0 in favor. Motion carried.

**PUBLIC COMMENT:** None

**STAFF/BOARD MEMBERS REPORTS**

ZARC – Historic Preservation Ordinance

Council will be considering all recommendations from ZARC on February 18<sup>th</sup>.

Princeton University – 8 Dickinson Street

The Planning Board review is scheduled for February 20<sup>th</sup>.

Institute for Advanced Study

The applicant's attorney advised that a redesign of the faculty housing layout is being considered.

Tax Records – Historic Designation

D. Schure recommended that the tax bills identify those properties that have a historic designation. Commission members asked that Council consider this.

**APPLICATION:**

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

C. Lewandoski stated that existing wood windows were replaced with vinyl windows without approval.

Debra Foca, Esq., legal counsel for the applicant, stated that a tenant on the third floor could not open their window because it was painted shut. When they attempted to remove the paint the window fell apart due to rotting wood so replacement vinyl windows were installed. The new windows are similar in style to what was removed but vinyl windows were installed because they offer many features and are considered maintenance free. She stated that double hung windows without mullions were installed, the size and the color of the windows are the same as what existed. She advised that the installer (Sherute) was not aware that approval was needed.

D. Schure asked the applicant if the new windows are exactly the same size. John Vogel, Sherute, LLC Director of Construction, responded that the windows are the same size. R. von Zumbusch stated that there is no documentation of the original windows so this is not known. Replacement of windows on the third floor is not considered intrusive and replacing wood windows with vinyl is typically acceptable but it would be very helpful to see a photograph of the façade before the installation of the vinyl windows as a comparison. A subcommittee for this project was formed consisting of J. Capozzoli and C. Tazelaar. R. von Zumbusch stated that vinyl is not a good long term solution and subcommittee review is recommended after a photograph is provided. The project can be administratively approved if the subcommittee finds the windows acceptable. If they are found to be unacceptable then further review by HPC is required.

Motion was made by R. von Zumbusch and C. Kurtz Gowen seconded the motion to approve the preservation plan. The vote was 6-0 in favor. Motion carried.

For: Capozzoli, Kurtz Gowen, Schure, Shatzkin, Tazelaar, von Zumbusch

Against: None

Abstain: None

- b) Balance Enterprises, LLC  
Minor Site Plan, Preservation Plan  
Window Façade Changes, French Doors on Side of Building  
The Alchemist and Barrister Restaurant  
28 Witherspoon Street  
Block 20.01, Lot 31 Zone CB  
P1313-120AW 70HP-2013

C. Lewandoski stated that the applicant is proposing to make changes to the front and south facades of the Alchemist and Barrister restaurant building. For the front façade, four double hung windows on either side of the front door exist and two 9' x 6' windows are proposed with a white painted aluminum frame with raised panels. The main identification sign on the front façade is existing but is being relocated above the doorway and gooseneck lights are proposed to illuminate the signage. The existing lighting along the front façade will not remain. Along the alleyway, four double French doors are proposed along with three motion detector fixtures.

Frank Armenante, owner, stated that clapboard siding will be patched and painted as needed and the trim will remain. The applicant was asked to bring material samples in for review and photographs of façade changes over the years should be provided for the file. If Mercer County Planning Board approval and DRCC approval is not required then a letter stating such from each entity should be provided. It was recommended that a subcommittee be formed to review any changes to the plan during construction.

R. von Zumbusch asked if the applicant is proposing tables or seating in the alleyway. Mr. Armenante stated that they have no intention to put tables outside at this time. R. von Zumbusch stated that the proposed motion sensor lights do not relate to anything, the style is not colonial and they are very small. He recommended a more contemporary light in the alley. After some discussion it was determined that two to three gooseneck lights should be installed above the French doors in the alleyway for safety reasons instead of the motion sensor lighting.

C. Kurtz Gowen stated that PVC trim is proposed around the front windows and she has concerns about warping. Jeffrey Wells, architect/landscape architect for the applicant, stated that warping does not occur with these windows because of the craftsmanship and advised that a white panel with white trim is proposed to match the existing windows. D. Schure asked for more detail of the section of the front façade below the window.

Rudolph Palumbi, Esq., legal counsel for the applicant, stated that the applicant is agreeable to all terms of approval if this project is granted. He advised that if any pavers are cracked or need to be replaced in the alley this will be done with the same paver material.

A subcommittee was formed to review the revised plans consisting of R. von Zumbusch and C. Kurtz Gowen. Motion was made by R. von Zumbusch and C. Kurtz Gowen to recommend approval of the minor site plan to the Planning Board. The vote was 6-0 in favor. Motion carried.

For: Capozzoli, Kurtz Gowen, Schure, Shatzkin, Tazelaar, von Zumbusch

Against: None

Abstain: None

D. Schure recused himself from the next application.

- c) Nassau Presbyterian  
Minor Site Plan, C and D Variances  
61 Nassau Street  
Central Business District  
Block 45.01, Lot 40 Zone E-1/E-2  
Z1313-108PU 64HP-2013

C. Lewandoski stated that the application is for an addition of two classrooms in the rear of the building on the third floor, these classrooms will flank the assembly room. A glazed curtain wall system is also proposed. She stated that the addition on the west side is not visible from the street. The addition on the east side is visible but because of the existing landscaping this may not be noticeable.

Daniel Haggerty, Esq., legal counsel for the applicant, stated that a variance is being requested for the height of the building, a small section of the gable goes over the height requirement. C. Lewandoski advised that the overhang for the addition is not on the plan and this should be indicated.

Mr. Haggerty stated that the renovation results in the sanctuary being reduced in size. A parking variance is needed for 7 parking spaces. He advised that the applicant leases several parking spaces from the University and there is a long term ground lease in place. Mr. Haggerty was instructed by C. Lewandoski to speak with the zoning officer.

Michael Mills, Architect, presented Sheet A-1 entitled "historical growth diagram". He stated that the building was constructed in 1836 and the first expansion took place in 1876. It was further expanded in 1907, 1940, 1953 and 1988. This proposal will replace 2 of the 3 classrooms that have been eliminated after the first two phases of construction. He then presented Sheet A1.0 identifying the interior spaces; Sheet A1.1 entitled "Existing Conditions"; Sheet A1.2 "Proposed Conditions", and; Sheet A3.1 which provides the architectural rendering of the

building. He stated that the additions will be all glass above the existing parapet. The roof for the additions will project out less than what is shown on the plan and revised plans will be provided. Low E (double glazed) glass is proposed for the windows. He then presented photographs of the existing conditions (Sheet A3.0) and another rendering showing the site lines (Sheet A3.2). He advised that the cornice trim is metal and finished white to match the existing trim. Stucco is proposed for the façade to match the existing. Mr. Mills stated that they met with officials from the University about this proposal.

Material samples were presented by Richard Lane, Mills Architecture. He stated that the roof will be metal with vertical seams and a sample of the clear glass band was identified as "Solar Band 72 – Clear Glass".

Mr. Mills stated that a fire department connection was recommended by the fire official and this will be done, the project does not result in an increase in traffic or parking needs and there is no increase in population or use.

R. von Zumbusch felt that this project is reasonable and the design is very well done.

Mr. Mills stated that transom windows are proposed above the clear glass to be in compliance with code. Commission members felt that the design works and approval of the preservation plan was recommended in a motion by C. Kurtz Gowen and seconded by R. von Zumbusch. The vote was 5-0 in favor. Motion carried.

For: Capozzoli, Kurtz Gowen, Shatzkin, Tazelaar, von Zumbusch

Against: None

Abstain: None

E. Schmierer left the meeting.

- d) Princeton, New Jersey  
Edgehill Street Right of Way  
Authorization Under the New Jersey Register of Historic Places Act  
Princeton Historic District  
4HP – 2014

Deanna Stockton, Assistant Engineer, stated that as part of the capital schedule Engineering is looking to replace the sidewalk on Edgehill Street. The bluestone curb will be reset as needed and the roadway resurfaced with drainage improvements, all drainage will be installed underground and the existing gutters retained. The largest question involves the brick crosswalk. Council recently endorsed a thermo plastic stripe as their standard but because this is in a historic district and this area does not get a lot of traffic more white striping could be provided on either side of the crosswalk if the brick is not replaced. If the sidewalk material changes then the expense would be the responsibility of the property owners. The bluestone sidewalk will be replaced with concrete. R. von Zumbusch stated that if the bluestone is installed properly it

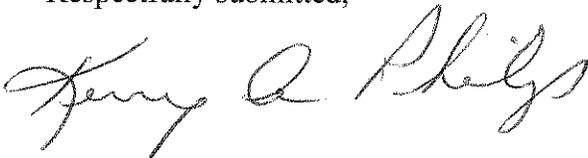
should last longer than concrete and bluestone is a nice feature. Ms. Stockton agreed but said that unfortunately there is little bluestone left on this street. J. Capozzoli stated that she encourages the property owners to pay for bluestone. R. von Zumbusch stated that bluestone does not hold up well for driveways. Ms. Stockton advised that one property has new concrete for their sidewalk and this is in good shape and does not need replacement.

Commission members felt that the brick crosswalk should be retained. Each property owner will be given the opportunity to choose bluestone or concrete for their sidewalk, the cost for bluestone will be on the homeowner and if concrete is chosen, then the color should be tinted grey.

Ms. Stockton advised that some changes may be made to the grading because one driveway is at the highest elevation and they are unable to make the driveway ADA accessible. She also advised that there are two (2) Ginko trees in place so a waiver will be requested because any improvements to the driveway would impact the drip line. She stated that State approval is required and asked for a report from HPC. She said she will prepare the report for review by the commission members.

Being that there was no other business before the board, motion was made by R. Shatzkin and R. von Zumbusch seconded the motion to adjourn the meeting at 6:30 pm.

Respectfully submitted,



Kerry A. Philip  
Secretary