

PRINCETON
HISTORIC PRESERVATION COMMISSION

REVISED
9-8-14

Minutes – Regular Meeting

April 21, 2014

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, April 21, 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
Elric Endersby
Harold Kuskin
Shirley Satterfield
David Schure (4:15)
Roger Shatzkin
Robert von Zumbusch

Absent: Catherine Kurtz Gowen
Cecelia Tazelaar

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

ANNOUNCEMENTS

Chairman Capozzoli welcomed new member Harold Kuskin to the Historic Preservation Commission.

MINUTES

January 13, 2014 – Motion was made by R. Shatzkin and S. Satterfield seconded the motion to approve the minutes as amended. The vote was 4-0 in favor. Motion carried.

February 10, 2014 – Motion was made by R. Shatzkin and R. von Zumbusch seconded the motion to approve the minutes. The vote was 3-0 in favor. Motion carried.

March 10, 2014 – Motion was made by R. Shatzkin and R. von Zumbusch seconded the motion to approve the minutes. The vote was 4-0 in favor. Motion carried.

DISCUSSION

New Jersey Department of Transportation
Milling and Paving of Princeton-Kingston Road
New Jersey Route 27
Kings Highway (Upper Road, Lincoln Highway) Historic District
Project No. 13HP-2014

C. Lewandoski stated that the NJDOT is proposing milling and paving of Route 27 from Kingston Mills to Riverside Road. Because everything proposed is in kind, the State Historic Preservation Office waived review therefore this is a courtesy review and no report from the Commission is needed.

Laura Adams and Zoila Mejia-Aragona, NJDOT representatives, were in attendance. Ms. Adams stated that the project involves curb to curb resurfacing, ADA improvements and cast iron warning detectable surfaces. Some guardrails are being replaced with powdered guardrails for a weathered appearance. Ms. Mejia-Aragona stated that they would like the Commission's input for incorporation into the final design. If any curbing is impacted due to this improvement or if it is poor condition, it will be replaced in kind. The proposal does not include ROW or utility relocation. The hours of construction will be 8am to 2pm and 8pm to 6am. She stated that there will be no changes to the striping. R. von Zumbusch suggested striping in two sections within South Brunswick Township at the other side of the D&R Canal bridge and asked the NJDOT representatives to provide a google map of the area so he can identify the area. Ms. Mejia-Aragona stated that if new signs are being considered, they will return with that presentation.

APPLICATIONS

- a) 527 Stockton LLC
527 Stockton Street
Princeton Battlefield Stony Brook Settlement Historic District
New Garage – Preservation Plan and Site Work
Section 9301, Lot 10, Zone R-2
Project No: 12HP-2014

Chairman Capozzoli stated that a single family home is now being proposed. C. Lewandoski stated that the prior application for a condominium was withdrawn after objections from the neighbors were received. The applicant is now proposing a single family home with a three car garage and patio. A shed on site is being removed resulting in a reduction of impervious coverage and floor area ratio, the pathway to Stockton is also being removed. An access and egress easement involving the adjacent property has been approved and will be filed shortly so both property owners have a right to use that driveway. C. Lewandoski asked why the garage is not an exact rendition. The landscaping should be approved by the landscape subcommittee. One large tree is proposed to be removed for this construction and she requested that the tree remain. No variances are required, the site plan should be revised to show the narrowing of the driveway and curbing and she requested an adjustment to the garage so that the easement will be 20 feet from the corner of the property. During discussions from the previous proposal, the applicant advised that the brick façade of the building is to be power washed and she would like the applicant to address this. The proposal may need Mercer County soil erosion review and approval by the NJDOT for the driveway change. For the roof, there was a great deal of damage from the past winter so the applicant is proposing timberline asphalt tiles.

Daniel Brenna, applicant, stated that the garage drawings are to scale but will be revised. Siding is proposed for the garage. The 36 inch caliper tree is not in good shape but it can remain if recommended. There is a sewer easement on site so the applicant met with the Sewer Operating

Director and it was recommended that the garage be moved 10 feet. The natural setting of the rear yard will be landscaped. The design of the garage is similar to other garages in the area and it will blend with the building, only a portion of the garage will be visible from the roadway. The rear windows on the building are all being replaced, the slate roof will be removed, the roof is not visible from the street but timberline shingles are used for roofs in other historic districts. E. Endersby stated that he would like to see further development of the cornice for the garage and asked if there will be roofing material on the gable ends. Mr. Brenna presented the proposed roof materials. Chairman Capozzoli requested a copy of the email from the sewer operating committee on the sewer easement or a copy of the filed easement documentation for the file. The landscaping and final details of the garage are to be reviewed by a subcommittee (Endersby and Schure). Motion was made by D. Schure to approve the proposal and S. Satterfield seconded the motion. The vote was 7-0 in favor. Motion carried.

For: Capozzoli, Endersby, Kuskin, Satterfield, Schure, Shatzkin, von Zumbusch

Against: None

Abstain: None

- b) Timothy Gardner and Meredith Asplundh
166 Cherry Hill Road
Demolition of Outbuildings and New Garage at Site
Tusculum Historic District
Block 5201, Lot 4.01
Project No: 14HP-2014

C. Lewandoski stated that the proposal is for the removal of five outbuildings and the construction of a four car garage and shed. The property was designated by the NJDEP to be in the C-1 zone because a tributary goes through the site, this designation restricts structures from being constructed within 300 feet. Because the existing site already has structures in that area this is not a concern but engineering review is recommended. No further review by the NJDEP for approval will be required since the land is already developed. She advised that the applicant has submitted material samples.

T. Jeffrey Clarke, architect, stated that the proposal is for the construction of a new garage. Three buildings proposed for demolition have either collapsed or are in very poor condition. The two garages on site will be removed because the bays are not large enough for vehicles, the older garage is in poor condition and the garage doors do not operate properly. One structure, a corn crib, is being removed because the owner has no intention to grow corn. He also advised that a water line easement runs through the site. He distributed a letter from Pebble Hill Custom Building regarding the conditions of the outbuildings. He advised that in 1997 there was work done on the property and artifacts were found, he will review these items to determine if they should remain on the property.

The proposal reduces the impervious coverage; the new garage is a simple design and is outside of the easement area parallel to the existing 1838 stone barn. He presented a sample of the roof shingles which match the existing house and the barn. The garage will be used to store vehicles and general storage. The covered storage area is proposed for tractor parking. Overhead or

carriage style swing doors were considered but because this is a windy area, a swing door is no longer proposed. The siding is proposed to be vertical board and baton and painted. He defers the choice of color to a subcommittee but the applicant would like a buff color. A copper roof is proposed for the cupola, Marvin 6 over 6 double hung windows are proposed for the garage and the wood on the windows will be painted. Gooseneck lighting is proposed and a weather vane is being considered.

E. Endersby stated that he is not opposed to the demolition of the buildings although the barn is one of the most extraordinary ones in the State. He is not in favor of the proposed cupola on the garage and would prefer ventilators. Sliding doors are recommended for the garage and he feels that the garage doors have too many windows. Mr. Clarke stated that the applicant wants windows in the doors. E. Endersby stated that the windows in the gable should be smaller than the ones on the doors.

E. Endersby recommended a simpler design for the covered storage. He does not recommend painting the trim of the garage, one color is preferred for the building.

R. von Zumbusch stated that the cupola is a concern and agreed with the prior recommendation for ventilation on the ends of the building. Painting the trim tends to make things stand out and he agrees it should be one color. D. Schure stated that when barns and other structures don't have a use they are considered a liability and he agrees with all previous comments.

Chairman Capozzoli agrees that the smaller window above the three windows on the garage is preferred and that the lites on the garage doors are recommended. She likes the proportions of the building and that wood shingles are proposed for the roof because it is the same as some of the older structures on site. A subcommittee was formed (Endersby and Schure) to review the revised plan.

Mr. Clarke stated that copper is proposed on the cupola but they are willing to install shingles on the roof without a cupola if this is recommended. Window lites are proposed in the garage doors. The applicant agrees to meet with the subcommittee. The Commission members requested color samples of the paint.

Motion was made by E. Endersby and D. Schure seconded the motion to approve the application as presented but a cupola is not recommended for the garage. The vote was 7-0 in favor. Motion carried.

For: Capozzoli, Endersby, Kuskin, Satterfield, Schure, Shatzkin, von Zumbusch

Against: None

Abstain: None

PUBLIC COMMENT

Heather Kisilywicz, Mercer Hill Historic Association, was in attendance. No comment was provided.

S. Satterfield left the meeting at 6:00 pm.

STAFF REPORTS

C. Lewandoski stated that she attended a Zoning Amendment Review Committee meeting this morning regarding the draft historic preservation ordinance. G. Muller, Esq., will be preparing a revised draft for review and HPC representation was recommended. She will advise of the next meeting date to review the draft ordinance when known.

BOARD MEMBERS REPORTS

R. von Zumbusch announced there is a NJ Preservation Conference scheduled for June 5th. For more information, the website is njpreservationconference.org

R. von Zumbusch provided an update on legislation involving funding for historic preservation.

E. Endersby stated that his new book on barns was released last week and that there are articles about his work in *Edible New Jersey* and *Vogue*.

Being that there was no other business before the board, motion was made by R. von Zumbusch and E. Endersby seconded the motion to adjourn the meeting at 6:20 pm.

Respectfully submitted,



Kerry A. Philip
Secretary