

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Regular Meeting

May 12, 2014

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, May 12, 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
Catherine Kurtz Gowen
Harold Kuskin
Roger Shatzkin
Cecelia Tazelaar
Robert von Zumbusch

Absent: Shirley Satterfield
David Schure

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

ANNOUNCEMENTS

E. Endersby introduced David McAlpin to the Commission members, Mr. McAlpin's father was a very prominent man in Princeton and was involved with the development of Community Park. Mr. McAlpin advised that in the 1930's the land was owned by Mrs. Palmer but she put it up for sale, a developer was interested in the property for housing but Mrs. Palmer gave the land to the town for a park. His father was also involved with the development of Herrontown Woods and passed around out a photograph of his parents receiving a certificate from Freeholder Coffey and Peter Morgan for his role in that development. Chairman Capozzoli stated that this is a great topic for discussion at another meeting. The acquisition and development of Community Park North is also important and expressed that we should do what we can to make sure that the history of Princeton is documented.

RESOLUTIONS:

- 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

Motion was made by R. von Zumbusch and R. Shatzkin seconded the motion to approve the resolution for 12HP-2014 as amended. The vote was 5-0 in favor. Motion carried.

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

Against: None

Abstain: None

- b) Timothy Gardner and Meredith Asplundh
166 Cherry Hill Road
Tusculum Historic District
Demolition of Outbuildings and New Garage at site
Block 5201, Lot 4.01, Zone R-1
27 Stockton Street
Project No: 14HP-2014

Motion was made by E. Endersby and R. von Zumbusch seconded the motion to approve the resolution for 14HP-2014 as amended. The vote was 5-0 in favor. Motion carried.

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

Against: None

Abstain: None

DISCUSSION

- a) PRINCETON, NEW JERSEY
Sidewalk on Princeton-Kingston Road
King's Highway (Upper Road, Lincoln Highway) Historic District

Deanna Stockton, Assistant Engineer, and Robert Kiser, Municipal Engineer were in attendance. Ms. Stockton stated that sidewalks are not in place on Princeton-Kingston Road and the municipality pays a fee for this hazardous situation annually. There is a stone dust pathway in place on the south side so a sidewalk is considered for the entire length of the north side starting at River Road. The bridge may be an impediment and there is the potential for regrading and tree removal. R. von Zumbusch stated that there are a lot of intrusions into the ROW. C. Lewandoski stated that the NJDOT improvement drawing is anticipated but this has not been received. King's Highway guidelines are needed before any direction can be given.

Ms. Stockton stated that a water line installation is proposed on Poe Road and this provides an opportunity to do some sidewalk improvement for Poe Road where it connects to Route 27. This is not identified on the plan distributed but this will be done on the north side of the street. C. Tazelaar stated that the characteristic of the King's Highway must be preserved and this should be identified prior to approval of the guidelines. The Commission members suggested that the State Historic Preservation Office may have purview about sidewalk installation for Poe Road. R. von Zumbusch stated that he will attempt to get a subcommittee meeting with D. Schure scheduled this week to work on the guidelines.

APPLICATIONS

- a) PRINCETON, NEW JERSEY
Welcome to Princeton Signs
Various Sites
Authorization Under the New Jersey Register of Historic Places Act
26HP-2014

C. Lewandoski stated that this application will be sent to the State Historic Preservation Office. Alina Ferreira, Construction Engineer, presented information about the proposed signage. Chairman Capozzoli stated that the sign should have the Settled Date of 1683 noted, not the Established Date. A simple sign is envisioned without the finial, two designs were requested for consideration. Ms. Ferreira was also advised that a sign width of 40 inches may be too large. The discussion is carried to the next meeting.

CONCEPT PLAN

- a) PALMER SQUARE
New Signage
Central Historic District
23HP-2014

David Newton, Palmer Square Management, stated that Palmer Square's branding and marketing have existed in form for several years. Palmer Square Management has determined that the proposed colors and fonts as the new branding.

A power point presentation was given by Merge Design. Glen Swantec stated that the signage identifies the boundary of Palmer Square. A corner plaque and street signs with brushed aluminum finish with a painted background are being considered. Other signage includes pedestrian signs to replace what exists in the Square and an information case will be added to promote events at the Square and in addition to information about the history of Palmer Square. Parking signage directing people to the parking garage is also being considered.

Anita Fresolone, Palmer Square Management, stated that corner plaques were not well received during the prior conceptual discussion so banner signage is being considered, the banners will be fabric or a permanent aluminum material. Mr. Swantec stated that approval from PSE&G is needed for the banner sign on the light pole near Palmer Square and they are applying for this. The letters for the street signs will be 4 inches in height to be in compliance with what is now required. R. Kiser confirmed that the height of the letters comply with the new standards. A copy of the new standards was requested for distribution to the Commission members. The size of the pedestrian kiosk was increased because the existing sign is too small. A two-sided events board is proposed in the common land of Palmer Square and this will be updated regularly.

Chairman Capozzoli stated that there are signs that are wearing out and that variances would be required for the signage. Planning Board review is needed and Council review is required for

some of the signs. She feels that the banner signs work in the historic district because the banner can be changed easily and there is no alteration to the building.

R. von Zumbusch stated that separation between Palmer Square and the rest of the town is still a concern and simplicity was recommended. The finials and brackets on the signs are not simple and he objects to this, he feels that the plaques are better than the banners because they are at the pedestrian scale but he did recommend a corner plaque on Hulfish Street instead of the banner sign.

C. Tazelaar stated that she likes the current style of signage, the existing signs are fairly modest and they don't detract from the historic part of the Square. The new signs are very complimentary to the modern features of the Square although she is not in favor of the banner sign. The Commission members requested mock ups for the corner signs.

E. Endersby stated that the number of signs have not changed as was anticipated. He is not in favor of the design features of the parking signs, Palmer Square has a great presence on its own with diversity and too many signs will detract from the essence of Palmer Square.

H. Kuskin asked why it is important to define each point of Palmer Square. Mr. Newton stated that they want to identify where the Square begins and ends. R. von Zumbusch stated that the buildings and the landscaping defines this area and the new signage should be discreet. Chairman Capozzoli stated that black is the preferred color for the signage when compared to white or green although the green color for the parking are acceptable.

E. Endersby stated that this area was identified by the black population and this is an opportunity to provide the background. Mr. Newton agreed with this statement. Chairman Capozzoli stated that the modern font is appropriate and corner signs are preferred over the banner sign.

R. Shatzkin stated that the event sign kills the vista towards Nassau Inn. Mr. Newton advised that they are also considering digital signage for the new bus top on Nassau Street. This signage was discussed at a meeting of the Traffic and Transportation Committee.

C. Kurtz Gowen stated that the number of signs did not decrease when compared to the previous presentation and that the signs interrupt the sight lines within the District. The corner signage on the building is better than banners.

Mr. Swantec stated that Palmer Square Management wishes to replace the signs that are in place, the only exception would be the banner sign on Nassau.

Chairman Capozzoli stated that there is a change in the State visibility standards and the Commission members should be aware of those changes.

PUBLIC COMMENT:

Kip Cherry provided an update on construction of the Clarke house which is scheduled to begin in June. They are attempting to raise funds for a banner and signage, the sign in front of the building must be replaced and a new sign will be installed in Battlefield Park after the State purchases the property. She stated that if anyone has any documentation about the history of the site they would be very interested in receiving this.

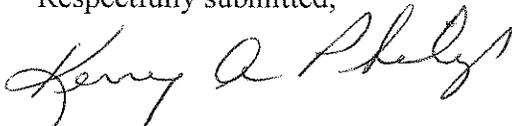
STAFF/BOARD MEMBER REPORTS

R. von Zumbusch stated that ZARC met this morning to review the Historic Preservation Ordinance, more meetings will be scheduled.

R. von Zumbusch stated that during the discussion about remilling of Route 27 last month the NJDOT offered to provide a map, since this has not been provided to date he requested that they provide the map or at least provide an update about their schedule.

Being that there was no other business before the board, motion was made by C. Tazelaar and R. von Zumbusch seconded the motion to adjourn the meeting at 7:00 pm.

Respectfully submitted,



Kerry A. Philip
Secretary