

**PRINCETON  
HISTORIC PRESERVATION COMMISSION**

**Minutes – Regular Meeting**

**August 11, 2014**

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, August 11, 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  
Harold Kuskin  
Roger Shatzkin  
Robert von Zumbusch

Absent: Elric Endersby  
Catherine Kurtz Gowen  
Shirley Satterfield  
David Schure  
Cecelia Tazelaar

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

**ANNOUNCEMENTS**

No announcements were provided.

**MINUTES**

April 21, 2014 – Motion was made by H. Kuskin and R. Shatzkin seconded the motion to approve the minutes as amended. The vote was 4-0 in favor. Motion carried.

May 12, 2014 – postponed to next meeting.

**APPLICATIONS**

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

Alina Ferreira, Construction Engineer, stated that at the last meeting there were questions about signage and a minimum of two mockups were requested. Because four options for each sign were considered, it was determined that preparing eight mockups was not feasible and two signs (30"

wide and 40" wide) were presented. The commission members felt that the 30" wide sign should be acceptable with Garamond lettering. The 30" wide sign is acceptable pending review by commission members, the sign should be installed and the commission members were asked to vote on the sign after they do a drive by.

Pertaining to the posts, a pvc sleeve was requested by the Department of Public Works because it provides a clean line and hides the breakaway connection.

- b) Present Day Club  
72 Stockton Street  
Mercer Hill Historic District  
Minor Site with Variances  
Section 36.02, Lot 4, Zone R-IMP  
Project No.: 18HP-2014 and P1414-035P

C. Lewandoski provided an overview. She stated that the proposal is for minor site plan and conditional use approval for a 410 sf rear addition for ADA compliant toilets. She presented sheet A100 and stated that the ramp in place will be rebuilt. The applicant is also proposing to remove one Beech tree and one Holly shrub and two new trees will be planted in addition to Boxwood shrubbery. No additional parking is required with this proposal. Stormwater review is required for the increased runoff.

Martha d'Avila, architect for the Applicant, presented the proposed material board. She advised that the addition is small and the roof of the addition is proposed to be green metal and the arch connecting the addition to the terrace space will also be made of the same material. She stated that the windows of the addition will match the existing windows and composite material is proposed for the ramp and railing. A bronze color is being considered. Light fixtures are also proposed.

Christopher Tarr, Esq., legal counsel for the applicant, stated that the proposal is essential because there is no toilet facility on the first floor. The green metal roof is proposed because it will emphasize that this is not part of the original structure. R. von Zumbusch stated that the same roof color should be proposed because that is more appropriate and he preferred a grey color roof because green appears to be out of character. Commission members expressed the opinion that the proposal is very appropriate and recommended grey metal for the roof.

Motion was made by H. Kuskin and R. von Zumbusch seconded the motion to recommend approval of the minor site plan. The minor improvement will be appropriate and fits in with the historic scale. The vote was 4-0 in favor. Motion carried.

For: Capozzoli, Kuskin, Shatzkin, von Zumbusch  
Against: None  
Abstain: None

- c) Debra and Charles Foster  
150 Mercer Street  
Mercer Hill Historic District  
C1/C2 and D-FAR and Lot Coverage and Preservation Plan  
Section 39.01, Lot 5, Zone R-1  
Project No.: 22HP-2014 and Z1414-040UV

C. Lewandoski stated that the proposal is for a 336 sf addition part of which is visible from the street. Clapboard siding is proposed on the addition to match the existing house. Several variances are required and this proposal will be presented before the Zoning Board of Adjustment. All utilities will be installed underground. A landscape plan is recommended to be approved administratively by a subcommittee of HPC. She stated that the stormwater management requirements will be calculated by the municipal land use engineer.

Thomas Letizia, Esq., legal counsel for the applicant, stated that the north façade is the only façade that can be seen from the street.

Joseph Gallagher, AIA, architect for the applicant, stated that the existing addition does not fit with the architecture of the house and has many odd angles. The proposal is to demolish the addition and build a new addition which is more in keeping with the existing architecture. The proposal provides a more functional floor plan, breakfast area and porch. A low sloped metal copper roof is proposed, the proposed landscape screening should buffer the view of the proposed addition. Simulated divided windows are proposed for the addition. J. Capozzoli stated that there are many variances associated with this proposal but the proposal does not take much more space because this area is already developed. Mr. Gallagher stated that the roof will be a flat seam copper roof.

Bill Kuchas, landscape architect for the applicant, presented the landscape plan. He advised that the sidewalk will be changed in sections from bluestone to a stepping stone. All large trees on site will remain. The applicant would like to install evergreens along the back and Cherry Laurels at the same height of the utilities are proposed in the rear. A lower story of Boxwood shrubbery along with groundcover and flowers is also proposed. A Japanese Maple tree is proposed to be planted in the front yard along with arborvitae for privacy. The existing stockade fence will be replaced with a solid fence with lattice on top. He stated that some of the plantings are in the easement area so if improvements are needed the owners understand that the plantings would have to be removed and replaced. Mr. Kuchas stated that if the Horse Chestnut street tree does not survive the construction it would be because it is not in good condition and they are asking for a recommendation that the tree not be replaced.

R. von Zumbusch recommended an easement to allow the use of the neighbor's property in order for vehicles to turn around, if one is not in place. Regarding the proposed screening of the HVAC equipment, he recommends that fencing or lattice be considered and that the screening be approved administratively.

Motion was made by R. von Zumbusch and H. Kuskin seconded the motion to recommend approval with a condition that the fence proposed around the air conditioning unit come back before HPC for administrative review. The vote was 4-0 in favor. Motion carried.

For: Capozzoli, Kuskin, Shatzkin, von Zumbusch

Against: None

Abstain: None

### **DISCUSSION**

- a) Princeton New Jersey  
Draft Historic Preservation Ordinance

C. Lewandoski stated that the last version of the draft ordinance did not include all HPC comments, specifically pertaining to fees for concept review. Escrow for commercial properties are recommended, individual residential owners are not required to pay escrow. She stated that HPC should prepare a memorandum about the fees.

Council Liaison Butler stated that the historic ordinance is for the benefit of the entire community and the fees cover other costs involved in review. J. Capozzoli stated that a memorandum is needed in order to make our recommendations clear to the Zoning Amendment Review Committee (ZARC) and Council.

Kip Cherry and John Heilner were in attendance. Ms. Cherry stated that the escrow costs should be minimal for concept review but they are required because staff takes time to review the proposals. Improvements involving historic sites are limited by definition and Ms. Cherry stated that she disagreed with this limitation. R. von Zumbusch agreed about the limitation because State laws require that the Planning Board consider all historic sites although it is a broad requirement. Mr. Heilner stated that the districts should not have to be listed in the Master Plan. R. von Zumbusch stated that it is important to get the districts into the Master Plan because the designation is needed to provide protection of the land and some designations are out of date. Ms. Cherry stated that she recommends different language within the provision of the ordinance. R. von Zumbusch stated that a memorandum from the Commission should be prepared for circulation and discussion, and a resolution stating our position should be prepared for review in September. Council Liaison Butler stated that controversial items are not necessary to cover at this time because there are many things to consider and the consolidated ordinance is needed to be finalized as soon as possible.

### **PUBLIC COMMENT**

None

### **STAFF/BOARD MEMBER REPORTS**

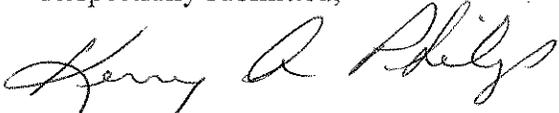
R. von Zumbusch stated that he and Chairman Capozzoli attended the Sustainable Princeton conference. Ms. Capozzoli stated that commission members should prepare draft of the sustainability guidelines for review. She then advised that she will be presenting to Council in

November a review of everything that was done by HPC in 2014. She feels that November would also be a good time to present the sustainability report to Council.

R. von Zumbusch recommended a workshop about scanning of properties as a way of documenting the interior space.

Being that there was no other business before the board, motion was made by R. von Zumbusch and H. Kuskin seconded the motion to adjourn the meeting at 6:15 pm. Motion carried.

Respectfully submitted,

A handwritten signature in cursive script that reads "Kerry A. Philip". The signature is written in dark ink and is positioned above the printed name and title.

Kerry A. Philip  
Secretary