

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Regular Meeting

October 13, 2014

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, October 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
Elric Endersby
Catherine Kurtz Gowen
Harold Kuskin
Shirley Satterfield
David Schure
Roger Shatzkin
Robert von Zumbusch

Absent: Cecelia Tazelaar

Also present: Christine Lewandoski, Historic Preservation Officer; Elizabeth Kim, Deputy Development Review Officer; Kerry A. Philip, Recording Secretary

ANNOUNCEMENTS

No announcements were provided.

MINUTES

August 11, 2014 – Motion was made by R. von Zumbusch and R. Shatzkin seconded the motion to approve the minutes as amended. The vote was 4-0 in favor. Motion carried.

DISCUSSION

a) Signs on Street Signs for Historic Districts

C. Lewandoski distributed several photographs of historic signage on street signs that were found on the internet. When doing work in the Edgehill district, a resident had suggested that a historic sign be added to all street signs in this district. Several members expressed that they were not in favor of this and there was also concern about the expense.

D. Schure stated that the value of this signage is for public awareness, owners of historic properties must go through extra steps when doing improvements. He lives in the Stonybrook district and there are bronze emblems on private homes to identify their historic significance. The residents all love the bronze emblems and asked if there is some type of signage that would be more discreet.

E. Endersby stated that having additional information about the district on street signs would require more lines for information and this could make the sign difficult to read. He advised that there are decals on street signs within historic districts in Ewing Township. Chairman Capozzoli stated that the name of the district would be the only thing added to the street sign. R. von Zumbusch recommended a collection of photographs of different signs in historic districts for future consideration.

C. Lewandoski stated that there is a symbol (an Astec) that can be put on the sign which will allow a person to bring up information about the district on their smartphone. The Commission members did not wish to provide signs at this time but they do wish to gather information about what would be available if this is done in the future.

D. Schure suggested that pictures be taken of signage and plaques in other historic districts for consideration. R. von Zumbusch asked if anyone comes across a sign with an electronic symbol please take pictures and provide a report. Chairman Capozzoli stated that brochures about historic preservation review should be prepared, HPC should prepare something that merges the documents used by the former HPC and HPRC. R. von Zumbusch suggested a guidebook and a brochure but in lieu of printing the brochures and guidebooks, information provided on the internet would be beneficial.

H. Kuskin and S. Satterfield recused themselves from the following discussion:

APPLICATIONS

- a) Historical Society of Princeton
Updike Farmstead
“D” Use Variance & Preservation Plan/Site Plan
Section 10201 Lot 11 Zone R-HF-W (F-2)
Princeton Battlefield & Stony Brook Settlement
Project No: Z1414-092 42HP-2014

C. Lewandoski stated that use variance approval was granted recently for a minor site plan and the applicant is requesting a two year extension of time of the use variance approval for the office use within the building. The zoning board is scheduled to review this on October 22nd. HPC was asked to provide a report.

Erin Dougherty, applicant, stated that the two year extension would be for the caretaker use on the second floor. Having a daytime caretaker on site is very beneficial until the Society is able to occupy that space. C. Kurtz Gowen recommended approval under the circumstances that no undue trash is being created and the traffic will be the same.

Motion was made by R. von Zumbusch and C. Kurtz Gowen seconded the motion to approve the request for a 2 year extension of the use variance approval. The vote was 6-0 in favor. Motion carried.

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

Against: None
Abstain: Kuskin, Satterfield

R. Shatzkin recused himself from the following discussion:

- b) Wampold, Charles and Martha Rinehart
41 S. Harrison Street
Section 52.01 Lot 41 Zone R3
Demolition of garage, new garage to be built and site work
Jugtown Historic District
Project No: 43HP-2014

C. Lewandoski stated that the proposal involves the demolition of the garage and the construction of a new garage. The existing garage is in poor shape, a new garage is being considered using the same footprint. The existing garage has a hip roof with clapboard siding, the proposed garage will have a gabled roof and the colors being considered are gray with white trim. Swing in French doors are proposed but Ms. Lewandoski recommended that the doors swing out. She advised that the garage meets all zoning requirements. No lighting or plantings are proposed.

Mr. Wampold stated that the proposed garage will be on the same footprint as the existing garage. An addition to the house took place in 1997 and the materials for the garage will match the addition. The siding will be four inch cedar clapboard with the same paint color, the proposed gable roof makes the garage appear more compatible with the house. A large maple tree next to the garage must be removed, the tree is pushing in to the garage and the garage door does not open and close because the root system of the tree is beneath the slab therefore the slab must be replaced. The footings of the garage will not be replaced. An asphalt roof is proposed to match the house.

Motion was made by E. Endersby and R. von Zumbusch seconded the motion to approve the application. The vote was 7-0 in favor. Motion carried.

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

R. von Zumbusch recused himself from the following discussion:

- c) Trinity Church
Concept Plan
Lantern Skylight and Exterior Changes to Church
33 Mercer Street
Block 37.01 Lot 17 Zone R3
Project No: 44HP-2014

C. Lewandoski stated that a skylight and geothermal system on Stockton is being considered for the Church. Formal site plan approval will be required, there does not appear to be any variances associated with the request so if there are no variances HPC would have jurisdiction.

Philip Scott, Architect for the applicant, stated that this project is part of a larger project for the interior of the Church. The proposal involves lighting, HVAC and sound system upgrades. Louvers are proposed for the air conditioning intake system. There is no fresh air being circulated in the Church at this time. There are two locations for the louvers that can be seen from Stockton and excavations are needed to get in to the basement level. The proposed skylight will be minimally intrusive due to the glow from the interior space in the evening hours.

C. Lewandoski asked if excavation is needed for the geothermal field. Mr. Scott confirmed this. She advised that a soil erosion and sediment control plan will be required.

Chairman Capozzoli stated that she is very excited, this renewable energy source is the first one proposed in an historic district. Mr. Scott stated that a lot of large exterior equipment will be removed with this new system in place. E. Endersby recommended that the soil be sifted when the applicant is excavating for the louvers, there was a lot of stained glass in that area after the fire and he believes that stained glass remains there.

E. Endersby stated that there are homes in the immediate area that have a glow from their interior lighting, when the skylight for the Church is designed he requested that it not create a glow effect. Mr. Scott stated that down lighting is proposed for the ceiling lights and those lights will bounce back from the floor creating a minimal glow. Mr. Davis, Church representative, stated that the interior space is very confined so the skylight is proposed to bring more volume and more light in to that space.

C. Lewandoski requested catalogue cut sheets for the skylights when the formal site plan is submitted. Chairman Capozzoli asked the applicant to mute the light. Mr. Davis, Church representative, stated that the Church will not be lit when it is not in use.

C. Kurtz Gowen asked if the windows will be clear glass. Mr. Scott confirmed this. She advised that she does not wish for the windows to act as a lense with any type of coating on them. Mr. Scott stated that they have not considered the options for the glass but they will consider this comment when making their final determination.

PUBLIC COMMENT

No comments were provided.

STAFF REPORTS

C. Lewandoski advised that the State Historic Preservation Office requested excavation of the land for the path along Quaker Road for artifacts. Excavation has concluded and no artifacts were found.

C. Lewandoski stated that the fees memorandum pertaining to the historic preservation ordinance was finalized, application fees are recommended but escrow fees are not recommended. She stated that someone submitted a Letter to the Editor in the Town Topics which misrepresents the fees being recommended for elimination as being application fees, Chairman Capozzoli stated that she

will send in a Letter to the Editor clarifying the fees and explaining the differences between the two fees. C. Lewandoski stated that Planning Board Chairperson Gunning requested rewording of the architectural protocol so that it fits every application, and the inclusion of language regarding urban archaeology and the new techniques available. C. Lewandoski stated that because techniques are always changing she is concerned about including this. The ordinance should include language about the definition of an historic site and what would be permitted.

C. Lewandoski stated that S. Satterfield is giving a tour on Friday. S. Satterfield advised that the tour involves properties along the Witherspoon corridor.

CLOSED SESSION

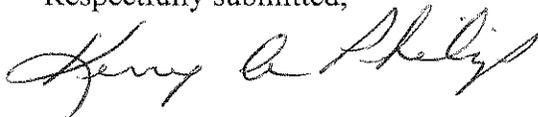
Motion was made by D. Schure and R. Shatzkin seconded the motion to go into closed session. The vote was 7-0 in favor. Motion carried.

MEMBER REPORTS

Regarding the proposal for Mr. Little on Battlebrook Lane, it was brought to Ms. Lewandoski's attention that a lot of landscape material had been delivered to the property. She was asked if landscape review was required as part of the approval. C. Lewandoski stated that there has not been a lot of coordination between her office and the Building Department recently. She is unaware of what permits have been issued. She noted that the permit file should be reviewed and a stop work order may be needed. She will contact the Construction Official about this matter.

Being that there was no other business before the board, motion was made by E. Endersby and D. Schure seconded the motion to adjourn the meeting at 6:00 pm. Motion carried.

Respectfully submitted,



Kerry A. Philip
Secretary