

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Regular Meeting

January 12, 2015

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, January 12, 2015 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 (4:15)
Roger Shatzkin
Cecelia Tazelaar
Robert von Zumbusch

Also present: Elizabeth Kim, Historic Preservation Officer; Kerry A. Philip, Recording Secretary

ADMINISTRATIVE MATTERS:

REORGANIZATION:

S. Satterfield and C. Kurtz Gowen were chosen as the Nominating Committee for 2015 and reported that it was unanimous that the current officers remain in 2015.

- a. Election of Officers:
- i. Nomination and Election of Chairman: Motion was made by R. von Zumbusch and R. Shatzkin seconded the motion to appoint Julie Capozzoli as Chairman for 2015. The vote was 6-0-1 in favor. Motion carried.

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

- ii. Nomination and Appointment of Vice-Chairman - Motion was made by R. von Zumbusch and R. Shatzkin seconded the motion to appoint C. Tazelaar as Vice Chairman for 2015. The vote was 6-0-1 in favor. Motion carried.

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

Abstain: Tazelaar

- iii. Appointment of Recording Secretary: Motion was made by J. Capozzoli and R. von Zumbusch seconded the motion to appoint Kerry A. Philip as Recording Secretary for 2015. The vote was 7-0 in favor. Motion carried.

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

b. Appointment of Subcommittees:

Motion was made by R. von Zumbusch and C. Tazelaar seconded the motion to approve the following subcommittees for 2015:

Completion of 2003 Architectural Survey: Tazelaar, Shatzkin, Schure (Alternate)
Balance Enterprises (Alchemist & Barrister): Kurtz Gowen, von Zumbusch
Consolidation Commission/CLG: Kurtz Gowen, Tazelaar, von Zumbusch (Alternate)
Gulick Farm/House: Capozzoli, Endersby
King's Highway Historic Guidelines: von Zumbusch, Schure, Tazelaar (Alternate)
Master Plan: Capozzoli, von Zumbusch, Kurtz Gowen (Alternate)
Mountain Lakes: von Zumbusch, Kurtz Gowen, Shatzkin (Alternate)
Ordinance Revisions and Demolitions: Kurtz Gowen, Shatzkin, Schure (Alternate)
Princeton Battlefield: Kurtz Gowen, von Zumbusch, Shatzkin (Alternate)
Quaker Road Path: Schure, von Zumbusch, Capozzoli (Alternate)
Signage: Schure, Tazelaar, Endersby (Alternate)
State Historic Preservation Plan: Kurtz Gowen, von Zumbusch, Capozzoli (Alternate)
Sustainability Guidelines: J. Capozzoli, R. von Zumbusch
Sustainability/Preservation: Capozzoli, Schure, Kurtz Gowen (Alternate)
Valley Road: Endersby, Tazelaar, Satterfield (Alternate)

The vote was 7-0 in favor. Motion carried.

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

Motion was made by von Zumbusch and Schure seconded the motion to create a new subcommittee about Archaeological Survey Protocol during the discussion pertaining to 2015 Historic Preservation Priority Projects. The commission members chosen for the subcommittee are Tazelaar and Capozzoli. J. Capozzoli advised that she will discuss this with Wanda Gunning to obtain more information. The motion was carried in a voice vote of seven ayes.

The vote was 7-0 in favor. Motion carried.

For: Capozzoli, Endersby, Kurtz Gowen, Satterfield, Shatzkin, Tazelaar, von Zumbusch
Against: None

Abstain: None

Archeological Protocol: Capozzoli, Tazelaar

Motion was made by D. Schure and C. Tazelaar seconded the motion to create a new subcommittee about the Witherspoon-Jackson historic designation during the discussion pertaining to that designation. The commission members chosen for the subcommittee are Capozzoli, Satterfield, von Zumbusch and Endersby (Alternate). The motion was carried in a voice vote of seven ayes.

The vote was 7-0 in favor. Motion carried.

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

Against: None

Abstain: None

Witherspoon-Jackson Historic Designation: Capozzoli, Satterfield, von Zumbusch, Endersby (Alternate)

PUBLIC COMMENT

Morven – John Heilner, stated that the Morven tract has been proposed for historic designation since 2006. In 2012, the Historic Preservation Review Committee and the Planning Board found that the proposal met all historic requirements and Borough Council approved the designation. A court injunction incurred soon thereafter. In February 2013, Council met to review the outstanding items from Consolidation and this was part of that discussion. Mr. Heilner stated that in 2013 the Mayor had recommended approval of this designation after the ordinance is adopted. Now that the ordinance is adopted, he advised that his group will meet to determine if they wish to proceed with the designation. An update will be provided by Mr. Heilner.

ANNOUNCEMENTS

No announcements were made.

DISCUSSION

a) 2015 Historic Preservation Priority Projects:

The memorandum revised 12/23/14 was distributed. E. Kim was requested to find out if the tax bills are set up to identify which properties are located in an historic district. C. Tazelaar advised that there are documented historic sites in the borough districts and these could be incorporated into the next Historic Preservation Element. HPRC was very restrictive on what should be included in historic sites but other municipalities are broader. This should be researched. C. Tazelaar recommended sustainable and archaeological protocol guidelines as a resource. D. Schure recommended education about which properties are historic so they are protected by the police.

Motion was made by von Zumbusch and Schure seconded the motion to create a new subcommittee about Archaeological Protocol. The commission members chosen are Tazelaar and Capozzoli. The motion was carried in a voice vote of seven ayes.

After some discussion, the priority list was amended. C. Tazelaar recommended that the list of historic districts be updated. The last document was prepared in 1985.

Kip Cherry, resident, asked that a subcommittee be considered for a historic fund to assist with emergencies within historic districts.

HIGH PRIORITY

Certified Local Government status continuation
Update Historic Preservation Elements of the Master Plan
Witherspoon-Jackson District study
Historic Preservation Sustainability Guidelines
Archeological Protocol and the Ordinance
King's Highway

MEDIUM PRIORITY

Historic Preservation Web Pages
Architectural Survey of 2003 completion

LOW PRIORITY

Historic District Street signs
Re-examination of the Princeton Historic district

SPECIAL PROJECT

Morven Tract designation

C. Tazelaar recommended a spreadsheet to track the timing, responsible party, tasks and completion dates.

b) WITHERSPOON NEIGHBORHOOD DISCUSSION

J. Capozzoli stated that HPC is aware that there are people in the neighborhood interested in creating a historic district within the Witherspoon neighborhood. HPC is looking for guidance about what the neighborhood wants.

James Floyd, 64 Harris Road, stated that history has been established in the Witherspoon neighborhood, this was the area where the Afro-American people could live. It had local markets, houses of worship, shops and schools. It could be considered a planned community development, and it was maintained by the residents. The neighborhood is named after John Witherspoon, a historical figure in town, and this area was an escape route for the revolutionary soldiers when they needed to get out of town. This district, historically, had been designated as the "Negro district" and 1946 he could not purchase land or a home in any other neighborhood.

The designation is not an intent to preclude developers from future development but to preserve a historical neighborhood.

R. von Zumbusch stated that this area should have its own designation, documentation must be gathered so this can be presented before Council for funding purposes. He also recommended that S. Satterfield work with Mr. Floyd on getting information out to the residents so they are aware of what will occur. Both State/National and Local designations were recommended by the commission members. C. Tazelaar recommended many public meetings be arranged for this discussion.

Gathering the needed information is the next step and is considered a high priority. S. Satterfield recommended including the guide that was used in her tour in the material that will be submitted for designation consideration. She stated that the tour was given because there are many Afro-American neighborhoods in this area, and many items have already been removed.

R. von Zumbusch stated that HPC must get the Certified Local Government status in order to apply for funding or obtain a grant.

J. Capozzoli recommended the creation of a new type of district, one that will be flexible so that the residents can determine what is desired. She stated that the RFP (Request for Proposals) and the scope of work must be clear.

Mr. Heilner stated that the town should fund the research for this project. R. von Zumbusch recommended HPC approach Council about funding first and then HPC prepare the draft RFP. The resolution will be prepared for consideration at the February HPC meeting. A subcommittee was formed to work on the designation.

Motion was made by D. Schure and C. Tazelaar seconded the motion to appoint the following individuals to be on the Witherspoon-Jackson historic designation committee: Capozzoli, Satterfield, von Zumbusch and Endersby (Alternate)

The vote was 7-0 in favor. Motion carried.

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

Against: None

Abstain: None

The Historic Preservation Officer was instructed to review previous RFP's and arrange a meeting with the subcommittee and the Witherspoon committee about the draft RFP. J. Capozzoli suggested E. Kim contact Kristen Appelget and ask for her assistance. E. Endersby also recommended the involvement of David McAlpin.

The meeting was opened to the public. Kip Cherry, resident, stated that there are several buildings in jeopardy of demolition and this must be addressed immediately. Paul Driscoll, Harris Road, stated that it is important to protect the character of the neighborhood and recommended this be done as a whole and not in portions because this area is vulnerable to high density development.

STAFF REPORTS

E. Kim stated that escrow monies were requested from Crown Castle for telecommunications consultant review. She advised that additional installations are being considered by Crown Castle and she requested a presentation of all their proposed installations at the same time.

MEMBER REPORTS

R. von Zumbusch reported that pertaining to the "Keep it Green Coalition" recommendation, money that had been dedicated to the NJDEP - 4% was to go to historic preservation and 10% to the State Parks Commission. Providing that the recommendations are accepted, legislation must be written and then funding may be available.

C. Tazelaar recommended that once the consolidated ordinance is approved, the standards in the ordinance should be referenced during our review of proposals. It would also be important to have a copy of the ordinance in the file. Copies of the ordinance should be available to print out for easy reference.

Being that there was no other business before the board, motion was made by D. Schure and C. Tazelaar seconded the motion to adjourn the meeting at 6:30 pm. Motion carried.

Respectfully submitted,



Kerry A. Philip
Secretary