

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Regular Meeting

June 15, 2015

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, June 15, 2015 by Chairman Capozzoli in Meeting Room A 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
Shirley Satterfield
David Schure
Roger Shatzkin
Cecelia Tazelaar
Robert von Zumbusch

Also present: Elizabeth Kim, Historic Preservation Officer; Jo Butler, Council Liaison; Ed Schmierer, Esq.; Counsel to the Commission; Kerry A. Philip, Recording Secretary.

ANNOUNCEMENTS

Chair Capozzoli announced that a new Commission member, Thomas White, has been appointed by Council and hopefully he should be present at the next meeting in July. Mr. White had been on the Historic Preservation Commission for the former Township.

MINUTES

a) May 11, 2015 – Postponed to next meeting

RESOLUTION/MEMORANDUM:

- a) Trinity Church
33 Mercer Street
New Skylight, A/C Louvers and Geothermal Field
Mercer Hill Historic District
Block 37.01, Lot 17; Zone: R3
Project No.: 8HP-2015

Motion made by D. Schure and C. Tazelaar seconded the motion to approve the resolution for 8HP-2015 as amended. The vote was 6-0 in favor. Motion carried.

For: Capozzoli, Endersby, Satterfield, Schure, Shatzkin, Tazelaar
Against: None
Abstain: None

- b) Palmer Square Management LLC
Minor Site Plan, Historic Preservation Plan with Variances
 - New SignageCentral Historic District
Block 19.03, Lots 36, 57, 58; Block 20.01, Lots 16 & 82; Block 20.02, Lots 71 & 72;
Block 20.04, Lots 1, 1(CO1), 1(C13); Zone CB
Project No.: 49HP-2014

E. Kim stated that she has prepared a memorandum and the proposal is scheduled before the Planning Board, she asked that the Commission members review the resolution and provide their suggested changes by Wednesday, June 13th.

- c) Amended HP Ordinance – Filling of Vacancies

E. Kim stated that a modification to the Historic Preservation ordinance is needed to include the vacancy issue. Council Liaison suggested that the Commission keep a list of suggested changes to the ordinance so all changes can be done at one time. E. Kim also noted that the wording used for the CLG within the ordinance is to be researched. This will be done in the near future. Regarding demolition permits, permits should not be issued unless plans for what is envisioned in its place are presented.

C. Tazelaar recused herself from the following proposal noting that the property is actively being marketed by the real estate company she works for. D. Schure also recused himself.

APPLICATIONS

- a) McIntyre –Fenn, Juliana
34 Edgehill Street
Install New Parking Space in Front Yard Setback
Mercer Hill Historic District
Block 36.01, Lot 14; Zone: R1
Project No.: 13HP-2015

E. Kim provided a summary of her report dated June 1, 2015. The applicant is having difficulty selling the property because of the limited parking area. The Seminary is willing to allow one parking space in their parking area but only for a limited time. The right side of the property is landscaped, the applicant wants to relocate vegetation and install a privet hedge for privacy in the area where the additional parking space is proposed.

Ms. Fenn, applicant, stated that she is not in favor of having a second driveway but there is only one parking space available on site. Her grandfather had constructed the home and she has been a part of the community all of her life. Two attempts for a driveway access easement have been denied. She has been trying to sell the home for many years. There was interest by one buyer recently but only one parking space prevented the interested party from purchasing the house. She asked that the Historic Preservation Commission to consider approving this request. If approved, she can provide the incoming prospective buyer the permission to install another parking place

which is symmetrical with the existing one on the left with the same materials and vegetation. The parking space presently being provided by the Seminary will continue for a couple of years.

Christopher Tarr, Esq., legal council for the applicant, stated that the dogwood tree will be replaced and a privet hedge installed along the property line. The landscaping in front of the property will be modified and the parking space will be behind the façade of the home so it will not be seen.

Ms. Kim stated that no other property along Edgehill has two driveways. Mr. Tarr stated that 13 Edgehill does not have a driveway at all and all others have a driveway that goes to the rear of the home. This home was originally the Hun School building and a part of the campus. Ms. Fenn stated that two hour street parking is permitted on Edgehill, overnight parking is not permitted.

Council Liaison Butler stated that a number of variances are being requested for front yard parking, Council discourages this and recommended that the Planning Board look at front yard parking. Wanda Gunning, Planning Board Chair was present and stated that this matter was referred to the Master Plan Subcommittee and is an ongoing discussion. Council Liaison Butler stated that when the ordinances are consolidated this should be addressed. Chair Capozzoli stated that this matter is being presented before the Zoning Board after HPC review.

R. von Zumbusch stated that the homes on this road do not have driveways and over the years the garden areas have changed into a parking space. He suggested moving the driveway to be similar to what exists on the other side. The dogwood tree and perhaps a second tree can be planted for a division line between the two properties. He stated that there should be room for two cars on site because it is a very large house.

Chair Capozzoli asked about the parking involving the Seminary. Ms. Fenn stated that as long as parking is permitted by the Seminary nothing will be done, the parking space will be installed at the time that the Seminary no longer permits the parking. Mr. Tarr stated that zoning approval is perpetual and runs with the land.

E. Kim stated that the new driveway is longer than the existing drive and questioned how this would be policed if a car is parked within the front yard. Mr. Tarr stated that other residents along Edgehill park their cars within the front yard. Chair Capozzoli stated that the ability to plant between the Seminary driveway and the new driveway is beneficial because it would stop it from looking as one wide block of pavement. R. von Zumbusch stated that it also offers more planting space between the two parcels.

Chair Capozzoli stated that she is in support of having an additional parking space and providing landscaping to separate the two parcels.

E. Kim stated that she does not recommend removal of the dogwood. Regarding the landscaping, if the proposal is approved by the Zoning Board true planting plans are needed for the file. Ms. Fenn suggested that the next homeowner install another gate on the right hand side similar to what exists on the left hand side. Mr. Tarr stated that sliding the drive towards the house to save the dogwood is acceptable to the applicant.

Motion was made by E. Endersby to recommend approval to the Zoning Board for installation of an additional parking space on the left side of the property. The applicant must submit an alternative plan shifting the drive closer to the house. Edwin Schmierer, Esq., legal council to the Commission, stated that he recommended wording such as ... Recommend approval to the Zoning Board of Adjustment for variances to create another parking space as proposed with the condition that the driveway be moved to the same distance as the drive on the left side. This will be implemented at the time that the Seminary declines to permit parking on their property. Only one car is permitted in the driveway. Subcommittee review is recommended for the planting plan, the planting area is recommended at 11 feet wide.

E. Kim asked the pattern for the brick drive, basketweave is recommended so it is the same as what exists on the other side.

R. Shatzkin seconded the motion to approve the request with recommendations. The vote was 5-0 in favor. Motion carried.

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

C. Tazelaar and D. Schure returned to the meeting.

- b) Wolffert, Jennifer
22 Parkside Drive
Demolish Existing Structure
Drumthwacket Outbuildings Historic District: Farm's House & Dairy
Block 9901, Lot 6: Zoned: R3
Project No.: 19HP-2015

E. Kim provided a summary of her report dated June 1, 2015. The proposal involves demolition of the house which consists of four structures constructed in 1899.

Louisa Clayton, Architect for the applicant, stated that the applicant approached her when a permit for demolition was denied. The property backs up to the dairy barn, there was damage to trees after the storm and some trees have been removed in the Fall of 2014. A copy of the tree removal permit will be provided for the file this week. The owner was unaware that Historic review was also needed. The sewer will be capped off if the demolition is permitted. Ms. Clayton stated that a restoration team will be used for restoration of several outbuildings on site.

C. Tazelaar noted that documentation on construction of the house would be helpful to corroborate what was testified to. E. Kim stated that she did research about when the house was constructed but no information is available. E. Endersby stated that the house was constructed long after Drumthwacket, the appearance is not very hospitable and does not consider this much of a loss. He stated that as long as a huge house is not constructed in its place this should be fine.

R. von Zumbusch stated that he would like the property to remain open except for the historic structures. He does not wish to see a new house on this site. Ms. Clayton confirmed that there is no plan to build anything new.

R. von Zumbusch encourages consolidation of the lots. Photographs are typically required but he feels that they are unnecessary in this case. He stated that he does not have a problem with the request to demolish the house.

C. Tazelaar stated that asking that nothing be constructed would affect future property values. Ms. Clayton stated that the applicant is not in favor of lot consolidation.

E. Endersby recommended consideration of a lot consolidation to reconstitute the properties into a single property integrating the barn and the property for a unifying factor, but this should not be a requirement.

C. Tazelaar stated that it would be beneficial to come and meet informally with the Chair and Historic Preservation Officer to talk about the plan for the outbuildings and the schedule, miscommunication and misunderstandings to this point. She recommended approval of issuing a permit with a strong request that we meet very soon to talk about the overall plan for the outbuilding restoration project.

Commission member discussion took place and the applicant was asked to provide a proposed schedule outlining the timeline for each project proposed to be restored. Photographs of the site lines should be provided and marked on the proposed plan.

Chair Capozzoli stated that the applicant must communicate with the Historic Preservation Officer on plans for eventual renovation.

C. Tazelaar stated that demolishing the building would be acceptable. A fence should be installed and the utilities are to be cut off since the homeowner is unavailable for several months to discuss the preservation plan and recommends approval of the demolition plan as presented. She urged the homeowner to meet with the Commission as soon as possible for technical advise to move forward on the preservation of the historic outbuildings on the property.

Chair Capozzoli asked E. Kim if she is available to meet with the property owner. She confirmed that she is. D. Schure stated that there should be a time limit for this meeting but the permit being considered at this time is for the demolition only. Ms. Clayton stated that the property owner will meet with Ms. Kim and a preservation plan will be provided within six months of the demolition.

Motion was made by C. Tazelaar to approve the demolition of the outbuildings, seconded by E. Endersby with a condition that the applicant meet with the Historic Preservation Officer and provide a preservation plan within six months of this approval. The vote was 7-0 in favor. Motion carried.

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

Against: None

Abstain: None

- c) Stephen and Carrie Grato
65 Stockton Street
Mercer Hill Historic District
Demolish Existing Detached Garage and Construct New Three-Car
Attached Garage; Alterations to Existing House
Schematic Landscape Plan
Block 12.01, Lot 5: Zone: R1
Project No.: 14HP-2015

E. Kim provided a summary of her report dated June 5, 2015. She advised that the proposal involves modifications to the house including new windows and relocation of doors, landscaping, patio, driveway, lighting and a building addition for a new 3-car garage at the northeast portion of the house. A mudroom is proposed to connect the house to the new garage. Wrought iron railing is proposed in two areas on the second floor.

Marc Brahaney, Architect for the applicant, stated that changes to the landscape plan have been made and the revised plan will be given to Ms. Kim for the file. He advised that all records from the original construction have been lost by the contractor. The building did not have a residential feel inside since it was used by the Aquinas Institute. The design restores the building as a residence with new windows and removal of the glass block. Mr. Brahaney presented two different styles of the cedar window shutters for consideration. He stated that the roof of the building addition will be slate with a mix of colors to match the existing roof. Copper flashings and brick are proposed for the façade along with limestone trim around the openings. The intention is the upgrade the house so that it has modern conveniences without changing the structure.

R. von Zumbusch asked about restoration of the windows. Mr. Brahaney stated that new windows were chosen over restoration. Chair Capozzoli asked about energy efficient approaches. Mr. Brahaney stated that the challenge is to run the systems within this house because of the brick, cement and steel but some energy efficient approaches are proposed including a high efficiency HVAC system, individual zones for heating and cooling and minimal site disturbance. The existing columns will remain and new columns are proposed along the rear of the property, similar to the treatment found along Library and Boudinot.

Bill Kucas, landscape architect for the applicant, described the landscape plan. The driveway from Stockton is designed to retain the existing trees along the property line. A line of arborvitae is proposed along the eastern property line, meandering pathways will be eliminated and a formal crushed stone path is proposed for the south west corner.

Council Liaison Butler asked about notification to the neighboring property owners. R. von Zumbusch stated that it would be neighborly but it is not required. Mr. Brahaney noted that one change to the plan pertains to the lanterns on existing posts, the lanterns are being eliminated. The landscape plan is a concept plan only and the formal plan should be reviewed by the subcommittee. Mr. Brahaney also noted that a water feature is proposed, the actual design is unknown but it will be pre-made.

C. Tazelaar made a motion to approve the preservation plan, garage demolition plan and landscape plan as submitted. She noted that the demolition of the garage meets the demolition criteria in the ordinance. Subcommittee review will be needed for several items including but not limited to the detail and profile of the windows, railings and lighting. The brick work must match with existing. Subcommittee members chosen are: Tazelaar and von Zumbusch. Board members asked for a mock up of the brick work proposed for review. D. Schure seconded the motion.

R. von Zumbusch stated that louvered shutters are recommended, and are most appropriate for the second floor.

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

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

Against: None

Abstain: None

DISCUSSIONS

a) Witherspoon-Jackson Neighborhood RFP/PSA – timeline

Chair Capozzoli stated that proposals received were within the HPC budget and noted that all responses are quite good. R. von Zumbusch stated that six (6) proposals were received. The subcommittee reviewed the proposals and Wise Preservation Planning LLC was chosen as the consultant. They provided a good time frame and kept within the budget. R. von Zumbusch noted that the second choice was the proposal from Richard Weber. The approximate cost is anticipated to be between \$30,000 and \$32,000 dependent on background research on the properties.

Motion was made by C. Tazelaar and S. Satterfield seconded the motion to recommend to Council the awarding of the contract to Wise Preservation Planning LLC. The vote was 7-0 in favor. Motion carried.

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

Against: None

Abstain: None

b) CLG Update

As noted earlier, E. Kim advised that the wording used for the CLG within the ordinance is to be researched. This will be done shortly. Although there are other changes recommended in the historic preservation ordinance, it is imperative that the CLG wording be incorporated and a punch list of the remaining items kept for the near future when discussing revising the ordinance.

c) 2015 Historic Preservation Priority Projects

No discussion took place.

PUBLIC COMMENT

Council Liaison Butler commented that by adding the driveway on Edgehill for the Fenn proposal appears to be a benefit to the homeowner and not beneficial to the community.

R. Shatzkin left the meeting at 7:05 pm.

Kip Cherry, resident, stated that two affordable housing units are approved for the Tash House. Hopefully the porch will be retained. She stated that Council has been very helpful in this process. She advised that Habitat for Humanity no longer does rehab because of environmental issues and cost. She stated that the next step will be to identify more developers involved with historic preservation because there are not many in this area.

Lytle Street – Kip Cherry stated that since the project is now official, HPC review of the plan for the porch will be required. She hopes that the renovation and reinstallation are done in a proper manner.

STAFF REPORTS

a) New Jersey History & Historic Preservation 2015 Conference – Mt. Laurel, NJ

Chair Capozzoli stated that she attended the conference in Mt. Laurel, included in the presentations was a great tour of Collingswood. R. von Zumbusch stated that he went to a session about restoration of windows and advised that energy savings can be achieved when the restoration is done properly.

b) Bank Street Improvements

R. von Zumbusch stated that he and E. Kim attended a meeting about the improvements proposed for Bank Street. Colored concrete was discussed for the sidewalks, similar to the dark grey used within Rocky Hill. Granite curbing was discussed but this would be expensive and questioned who would pay. Utility installation underground was discussed and in fact is desired by the residents but this is also very costly and questioned who would pay.

Being that there was no other business before the board, motion was made by R. von Zumbusch and S. Satterfield seconded the motion to adjourn the meeting at 7:30 pm. Motion carried.

Respectfully submitted,



Kerry A. Philip
Secretary