

**PRINCETON  
HISTORIC PRESERVATION COMMISSION**

**Minutes – Regular Meeting**

**July 13, 2015**

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, July 13, 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 (4:05)  
Shirley Satterfield  
David Schure (4:35)  
Roger Shatzkin  
Robert von Zumbusch  
Thomas White

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

**ANNOUNCEMENTS**

Chair Capozzoli introduced new Commission member, Thomas White and stated that Mr. White had been on the Historic Preservation Commission for the former Township. E. Kim introduced Arielle Thomas who is a volunteer and will be doing work for the Historic Preservation Office and the Witherspoon-Jackson potential historic designation project.

**MINUTES**

- a) May 11, 2015 – Motion was made by R. von Zumbusch and S. Satterfield seconded the motion to approve the minutes. The vote was 5-0 of those eligible to vote. Motion carried.
- b) June 15, 2015 - Motion was made by R. von Zumbusch and R. Shatzkin seconded the motion to approve the minutes as amended. The vote was 5-0 of those eligible to vote. Motion carried.

**RESOLUTION/MEMORANDUM:**

- a) 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

Motion made by R. Shatzkin and R. von Zumbusch seconded the motion to approve the resolution for 19HP-2015 as amended. The vote was 5-0 in favor. Motion carried.

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

- b) 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

Motion made by E. Endersby and R. von Zumbusch seconded the motion to approve the resolution for 14HP-2015 as amended. The vote was 5-0 in favor. Motion carried.

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

## DISCUSSIONS

- a) Wise Preservation Planning LLC  
Consultant for the Witherspoon-Jackson Neighborhood Potential  
Historic Designation Study

Robert Wise and Seth Hinshaw, Wise Preservation Planning LLC, were in attendance. Chair Capozzoli advised that she and S. Satterfield met with Wise Preservation prior to the HPC meeting. Mr. Wise advised that they had some questions about open items for accuracy. Documentation about the residents is needed to prove historic significance within this area. He stated that they have done over 30 historic district designations so they are very familiar with the National Register process. For the National Register all significant individual members of the community and local architecture are researched. S. Satterfield suggested that they speak with the former Historic Preservation Chairman for the Borough, Wanda Gunning, for this information.

D. Schure arrived at 4:35 pm. Council Liaison Butler arrived 4:45 p.m.

R. von Zumbusch recommended researching structures with vernacular architecture and how the architecture sets the character of the neighborhood. S. Satterfield stated that it is very important to include what influenced the residents and what was important to the community and what they did to survive including the Churches, organizations, schools, businesses, and shopping since the residents were not able to shop in stores on Nassau Street.

Mrs. Gunning was present at the meeting. She noted the displacement of Palmer Square buildings also involved a cultural displacement. Mrs. Gunning advised that 95 to 100 households were moved out after Palmer Square was constructed and the buildings were relocated by using the trolley tracks which ran from Spring Street north on Witherspoon Street and turned to run west behind Birch Avenue; it also ran along Leigh, Witherspoon and John Streets. The structures were moved at night and only one or two were permitted to be moved each day so it took a long time. Some of the homes had to be moved in pieces. Very prominent African American homeowners had their homes constructed by prominent local architects or builders. Older houses can be found along Witherspoon Street. Many residents moved to different residences around town. Mrs. Gunning recommended several sources to obtain information including the directories of Princeton residents. There are Princeton University Senior theses about the problems of segregation and University Archivist Daniel Linke is also a very good individual to speak with. Mrs. Gunning advised there are good directories in Princeton; houses were numbered in the 1890's. However, there are no good employment records. Commission members also recommended the Princeton Library or the Princeton University catalogue for maps. Houses in the Borough were first numbered in the early 1890s. Many were renumbered about 1911. Some parts of the Township gradually acquired numbers beginning in the early 20<sup>th</sup> century but official assignment of Township numbers did not take place until the 1950s. Mrs. Gunning suggested obtaining an early list of the NAACP members which will provide the names of people who worked and lived at the eating clubs in this area. The eating clubs closed during World War I which was disastrous to the African American community.

E. Endersby asked about the concern of the residents about the development occurring in the area. S. Satterfield stated that there is concern and the public will be asked to attend Council meetings to express their concerns.

Mr. Wise stated that GIS information is needed from the town. A database of all individual properties will be generated on an Excel spreadsheet with information on each property in the district. A brief but concise description of each property including the history of that property will be included. The survey report will be similar to the report they prepared for Erie ([eriebuildings.info](http://eriebuildings.info)). Mr. Wise asked for photographs and the State database of historic structures if these are available. E. Endersby advised that 15 years ago a consultant that was hired to update the records of historic structures but the consultant was inept and the final report unusable, Chair Capozzoli advised that many of the records were corrupted so hard copies are all that are available. E. Kim stated that the Princeton Architectural Survey must be updated, and the State survey is included in the Survey therefore this information can be put into a PDF for the consultant. Mr. Wise advised that three photographs will be taken of each structure. Mrs. Gunning stated that there have been problems in the past with the GIS files because they don't match up in certain areas so she is concerned about linking this information with GIS.

Council Liaison Butler asked who has access to this information and will they have the ability to edit? She asked that this not be accessible and that it be fixed in time.

S. Satterfield left the meeting at 5:35 p.m.

E. Kim advised that Arielle, a summer volunteer, is available to work until the end of August with the consultant on writing and research on this project. E. Kim stated that notification to the residents must be done prior to the start of any work. R. Shatzkin recommended that the notice be written in Spanish also. R. von Zumbusch stated that legally the property owner must receive a notice and he recommended that the occupant also be mailed a copy of the notice.

### **PUBLIC COMMENT**

Philip Liam, Hodge Road, stated that in January 2015 John Heiler spoke about the Morven tract being considered for historic designation. Mr. Liam stated that he represents a group that opposes any part of the Morven tract to be a part of the historic district. He asked to be notified of any discussions about this in the future.

Council Liaison Butler left the meeting at 6:00 p.m.

Kip Cherry, resident, stated that the D'Ambrisi designation ribbon cutting ceremony is scheduled for September 16<sup>th</sup> at 10:00 a.m. She advised that Federal money is now available for trails and properties. The Clarke house needs a lot of work but this is State property so Federal money is not available.

Mrs. Gunning asked about the status of the archeology protocol clause. Chair Capozzoli stated that there have been a number of discussions with the Mayor and the Evesham protocol was reviewed. Chair Capozzoli stated that the Evesham protocol is inoperable and they are not utilizing their protocol. Mrs. Gunning stated that this is a part of the ordinance and needs to be cleaned up. Chair Capozzoli stated that C. Tazelaar has been working on this and asked that this item be included on next month's agenda for her to present.

E. Endersby stated that properties and not just districts must be reviewed for historic designation. Chair Capozzoli recommended a new list for inclusion into the Historic Element of the Master Plan including Deer Path/Clover Lane. Mrs. Gunning stated that a draft Historic Archaeological Survey was done by the Highway Department approximately 30 years ago for properties along Route 206 to the Stony Brook. She advised that she is able to obtain a copy if desired. Other properties/areas to be considered for inclusion by HPC members are: Alexander Street, Albermarle, Drumthwacket landscape design, and the Kings Highway Corridor. E. Endersby suggested mid-century modern should also be considered.

E. Kim stated that there is nothing that can be done to delay demolition of structures that are not considered historic. Mrs. Gunning stated that if it is in the Master Plan it gets flagged during the review process and hopefully the Building Department staff could be trained to make the Historic Preservation Officer aware of any proposed demolition. There are municipalities that have ordinances about demolition, Bridgewater and East Amwell were referenced.

## STAFF REPORTS

### a) Escrow Fees

E. Kim noted that currently escrow fees are not required for HPC applications. She expressed concern because this could cause financial problems, HPC does not have a line item within our budget for attorney fees and occasionally the municipal attorney is asked to attend a meeting. She asked if escrow fees can be reconsidered since the MLUL allows for this charge. E. Kim stated that we are half way through the calendar year and almost deplete of money for attorney review within the budget.

R. von Zumbusch stated that review is a benefit to the community and a homeowner should not be expected to pay for this. If it is a large developer then paying escrow is not a problem but it could be a problem for individual owners. Chair Capozzoli recommended that this be discussed with Council Liaison Butler. D. Schure feels that we should ask for escrow. Chair Capozzoli noted that additional budget money would be needed if the escrow charges are not imposed.

### b) Ordinance Amendment:

E. Kim stated that the noticing requirements for demolition is not clear within the ordinance. She believe that the first notice is 7 to 10 days prior to demolition and another notice is needed after adoption of the resolution. In the ordinance it states that notice is required three consecutive weeks. Clarification is needed. Ed Schmierer will be asked to draft a revision to the ordinance addressing and clarifying the noticing requirements. State Representative Kinney should be copied on all draft ordinance discussions and changes being considered.

## MEMBERS REPORTS

### a) Sustainability Guidelines Draft: postponed to next month

### b) HPC Vacancy (Catherine Kurtz Gowen)

Chair Capozzoli announced that C. Kurtz Gowen is moving to Pennsylvania and can no longer serve on the Commission. She acknowledged that T. White replaced Harold Kuskin as an alternate member; one vacancy remains. D. Schure advised that he will reach out to Richard Chenoweth who is a self-trained architectural historian and ask if he's interested in becoming an HPC member.

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

Respectfully submitted,



Kerry A. Philip  
HPC Recording Secretary