

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Regular Meeting

November 9, 2015

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, November 9, 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
Richard Chenoweth
Elric Endersby
Shirley Satterfield
David Schure (4:15)
Roger Shatzkin
Celia Tazelaar
Robert von Zumbusch

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

2. ANNOUNCEMENTS

Chair Capozzoli announced that a neighborhood meeting to discuss the Witherspoon-Jackson neighborhood study is scheduled for November 30th at 7:30 p.m. – Main Meeting Room. She encouraged all members to attend. E. Kim advised that her office will be sending letters in English and Spanish to the property owners and the residents about this meeting.

3. MINUTES

- a) September 21, 2015 – Motion was made by C. Tazelaar and S. Satterfield seconded the motion to approve the minutes as amended. The vote was 6-0 of those eligible to vote. Motion carried.

4. RESOLUTION

- a) **Richard Scott**
on behalf of 20 Nassau Street Professional Building LLC
20 Nassau Street
New Lighting, Awning Design and Façade Signage
Central Historic District
NJ/NRHP Princeton Historic District

Block 19.02 Lots 17, 18, 19 & 20 Zone: CB
Project No. 16HP-2014
File #P1515-030AW

Motion made by R. Shatzkin and R. von Zumbusch seconded the motion to approve the resolution for 16HP-2014 as amended. The vote was 5-0 in favor. Motion carried.

For: Capozzoli, Chenoweth, Endersby, Satterfield, Shatzkin
Against: None
Abstain: None

D. Schure arrived at 4:15

5. DISCUSSION

a) **Witherspoon-Jackson Neighborhood Study**

Robert Wise and Seth Hinshaw were present. Chair Capozzoli noted that the Final Report was received, she noted that the report was very interesting and comprehensive.

Mr. Wise stated that the report includes the architecture and boundaries. Paper copies (12 sets) will be printed once the report is finalized. He stated that the block and lot map needs to be completed and out of 395 properties, only 17 properties need to be done. The State has yet to respond to the draft report. He stated that after getting the State's input they will try to make any substantive changes. Chair Capozzoli requested additional sets of the final report for Council members.

Mr. Wise presented the methodology report dated 11/9/15. He stated that the determination by the State for historic district designation occurred in 1984. The Town's map of designated areas should replace the State map in the final report.

Mr. Hinshaw stated that 19th century end gable homes were prominent in this area. After the 1900's, front end gable designs for homes were constructed due to narrower lot sizes and several end gable houses expanded in the rear. Some houses in the neighborhood are older than the tax parcel.

Wanda Gunning, former HPRC Chairman, Planning Board Chairman, was present. She stated that it is difficult to know the detail of where the building came from; some buildings were divided into sections. These sections often formed the cores for the new smaller structures on multiple sites rather than being re-assembled. E. Endersby stated that some of the houses have a front end gable design and some of the houses could have been from a catalogue. The slide for 20 Green Street was shown and S. Satterfield advised that this house is scheduled for demolition. Mr. Hinshaw identified the architectural styles of the houses in the area including Italiante, Pyramidal, Queen Anne, American Foursquare, Dutch Colonial Revival and Bungalows.

Mr. Wise stated that the houses in this area are simple structures and are simple to reclad. The reason that most are still here is because they have been clad with aluminum or vinyl. None of the houses had an issue with retaining moisture beneath the cladding. He stated that once the website is up and running it will list the properties on the street, the historic function, current function, number of floors, architectural style, historic information and the source of this information is identified. He stated that all of the photographs came out very nice. Information can be added afterward very easily.

Council Liaison Butler stated that we need information about the process to update the information and asked who will be able to do the updates. Chair Capozzoli stated that a subcommittee would oversee this. Mr. Wise stated that right now the website is an independent website, it can be easily revised and updated. R. Chenoweth suggested a time code to know the date of the last edit. Mr. Hinshaw stated that the link on the far right side of the header offers the edit history.

Mr. Wise advised that in 1807, a colored section of the Princeton Cemetery was created. One piece of missing information in the report pertains to the homes on Leigh because the US Census from 1920 to 1940 is missing a lot of information. He stated that there were many nationalities in 1920, including the Italians, interspersed in this area along with the African-Americans.

Council Liaison Butler left the meeting at 5:50 p.m.

Mr. Wise stated that he does not think the streetscape has changed that much except for Clay Street because of the Hageman Homes construction. He confirmed that this is one of the older largest African-American communities in the State. The Princeton Cemetery is not included although Witherspoon Lane is included. He asked that if this is not accurate to please advise prior to the final report being prepared. The Cemetery was not recommended for inclusion because HPC would oversee things such as the size of tomb stones. Mr. Wise stated that it is his opinion that this does not have to be included from a preservation standpoint. R. von Zumbusch suggested a notation about the African-American section. Mrs. Gunning advised that the Stanworth development on Bayard Lane was not constructed by Princeton University, it was constructed by New York Life. Princeton University owned the land but they sold it to NY Life and then bought it back in the 1950's. Mr. Wise stated that the report will be corrected.

Mr. Wise stated that the building south of Paul Robeson Place is considered very important but it is unprotected. That building used to be Griggs Corner but the signage was lost after the parking lot was constructed. The buildings on Witherspoon Lane are wonderful buildings and are recommended for inclusion in the district. C. Tazelaar asked why some structures along Witherspoon Street near Witherspoon Lane are not included. Mr. Wise stated that they are non-contributing buildings because improvements in place made it no longer viable as a contributing building. E. Endersby recommended that they be included because a buffer for the district is needed.

Mrs. Gunning stated that districts can overlap and recommended that the buildings on Spring Street be included in this district. R. von Zumbusch stated that since this is a protected area perhaps this can be included later.

Mr. Wise stated that his firm needs to move on the report and adding an overlay district would delay the process. He recommended an addendum. Mr. Wise concluded by stating that 71% of the buildings are contributing. This is a very distinct neighborhood. Type 2 historic district is recommended requiring careful consideration of all demolition permits. The applicant would be required to provide documentation for demolition, use vinyl or aluminum siding for the facades and HPC would review the proposed materials for porches and windows for streetscape preservation.

The following recommendations were made from Wise Consultants: 1) Create visual guidelines for architecture; 2) Create streetscape guidelines, and; 3) Update the 1995 Historic Preservation Booklet.

C. Tazelaar asked the consultant for more emphasis on the architecture, the history and the neighborhood.

R. von Zumbusch stated that boundaries are key. Concentration on the vernacular and scale are needed. Individuals associated with a certain property should be identified in the property description.

E. Endersby recommended key points about specific properties when needed.

C. Tazelaar asked if this area is included in the Master Plan. Mrs. Gunning stated that amendments to the Master Plan will be needed. C. Tazelaar stated that the area on the north side of Witherspoon Street is considered non-contributing but she disagreed, some buildings are key during that period of significance.

E. Endersby handed out wording he would like the consultant to consider for the study. E. Kim stated that in light of the timeframe that Wise make appropriate research/factual changes and necessary information additions as discussed to the report. The HPC members can make their recommendation to Council and Planning Board which can differ from the consultant's recommendation. The consultant's report does not have to mirror HPC's recommendation.

D. Schure and R. Shatzkin left the meeting at 7:05 p.m.

E. Kim asked for a section called "Other Areas of Significance" at the end of the report. The Commission members agreed with this suggestion.

E. Endersby recommended including specific architectural details about different structures as a reference, it does not have to be the entire building.

E. Kim asked the consultant to make the images and text larger so it can be read in the Main Meeting room for the neighborhood presentation. She asked that they increase the resolution for clarity.

It was also requested that Wise's presentation on November 30th be include the Italian & Irish immigrants and the current demographics in the neighborhood.

6. **PUBLIC COMMENT**

Kip Cherry stated that they did an informal presentation about the Witherspoon-Jackson Historic Designation to the neighborhood and one of the landlords objected.

E. Kim noted that the affordable housing coordinator and tax assessor will be present at the special meeting on November 30th to answer questions from the residents.

7. **STAFF REPORTS**

No reports were provided.

8. **MEMBERS REPORTS**

- a) Sustainability: Sustainable Guidelines – Revised Draft – postponed
- b) Archaeological Protocol - postponed

9. **ADJOURN**

Being that there was no other business before the Commission, motion was made by C. Tazelaar and E. Endersby seconded the motion to adjourn the meeting at 7:15 pm. Motion carried.

Respectfully submitted,



Kerry A. Philip
HPC Recording Secretary