PRINCETON
HISTORIC PRESERVATION COMMISSION
Minutes – Regular Meeting
Monday, February 7th, 2022 – 4:00 PM
Virtual Zoom Meeting

The meeting of the Historic Preservation Commission was called to order at 4:05 PM on Monday, February 7th, 2022, by Chair Capozzoli on Zoom.

1. 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
Thomas Pyle
Shirley Satterfield
David Schure
Roger Shatzkin

Also present: Elizabeth Kim, Historic Preservation Officer; Edwin Schmierer, Esq.; Leighton Newlin, Council Liaison; Justin Lesko, Recording Secretary.

2. ANNOUNCEMENTS

Ms. Kim announced that the Commission’s subcommittee on the new Affordable Housing Overlay (AHO) ordinances has been meeting and Chair Capozzoli will present their findings to the Planning Board in the future.

Ms. Kim also announced that the application at 39 Linden Lane was not heard at their scheduled Planning Board meeting on February 3rd and the application will be reviewed by the Commission at their March meeting for recommendation in a suggested historic district.

3. MINUTES

a) January 10, 2022 – Motion was made by Member Shatzkin to approve the minutes of January 10, 2022; Member Satterfield seconded the motion. The vote was 4-0 in favor of those eligible to vote. Motion carried.

4. RESOLUTIONS

a) Application of Bruce and Marcia Willise
974 Mercer Road
Demolish Existing Garage and Build New
Princeton Battlefield and Stony Brook Settlement Historic District
NJ/NRHP Princeton Battlefield/Stony Brook Village Historic District
Block 10102, Lot 11; Zone R1
2HP-2021

Motion was made by Member Shatzkin to approve the resolution. The vote was 4-0 in favor of those eligible to vote.

5. **APPLICATIONS**

a) Application of Twining, Linda
131 Mountain Avenue
Building Addition and Parking with Variances
Suggested Mountain Avenue Historic District
Block 6804, Lot 27; Zone R-2
File No. Z21-106; Project No. 79HP-2021

Ms. Kim introduced the application and read her Historic Preservation Officer's report on it. She stated that the proposed addition in the rear of the existing building is appropriate even as a Type 1 property. She stated concerns over the west elevation window and front parking space and said the applicant will address the questions in her report.

Linda Twining, the applicant and property owner, said she lived at the house for 27 years. She stated that the proposed front parking space will allow for her to turn around as it is currently dangerous to back out, and parking in the back would not allow front door access. She said the proposed stone wall keeps with the period and style of the existing house.

Max Hayden, architect for the applicant, said it is extremely difficult to turn with two cars in the driveway. He presented a simple sketch of the proposed layout, the adjacent parking driveway layouts and elevations of the proposal. Ms. Kim asked if the rear of the lot could be used for parking. Ms. Twining stated that it is a natural habitat and Mr. Hayden said it is a deep lot.

Chair Capozzoli asked if the front parking area will only be used for guests. Ms. Twining responded yes, as she enters through the mud room in the rear of the building, though she might use it.

Ms. Kim asked if there is pavement next to the house. Mr. Hayden responded that there is lawn between the driveway and the house. Ms. Twining said there will be a walkway with grass and plantings above and below the proposed wall.

Member Schure had reservations with the parking space but was supportive of its design after hearing of the safety issue of backing out of their driveway. He felt the proposed low wall and landscaping are an excellent solution for this 1930s Colonial Revival home. Chair Capozzoli agreed and mentioned that the sidewalk is highly trafficked to the nearby park. Mr. Hayden said he incorporated layers and shielding into the proposed landscaping and Ms. Twining stated the driveway will not be seen from the street due to the landscape shielding.
Chair Capozzoli asked the applicant to address the window issue in Ms. Kim’s report. Mr. Hayden said the side and front windows are the same size. Ms. Kim said the windows are slightly longer than they are on the second floor and proportionately long.

Chair Capozzoli expressed appreciation for the recovered clapboard siding. Mr. Hayden said the existing walls on the house and garage are all different colors and will become one consistent color with period appropriate lighting.

Ms. Kim said the turnaround is important for safety and using the front entrance as originally designed is very desirable and should be encouraged. She stated there is an opportunity to bring the driveway with a gentle sweep up to the front door and parking along the side similar to the neighbor’s property or provide parking behind the garage.

Chair Capozzoli asked what materials will be used for the stone wall. Mr. Hayden responded it will be a dry laid, peel stone wall, not masonry.

Motion was made by Member Shatzkin to endorse the application to the Zoning Board of Adjustment; the motion was seconded by Member Satterfield. The vote was 5-0 in favor. Motion carried.

FOR: Capozzoli, Pyle, Satterfield, Schure, Shatzkin
AGAINST: No one
ABSTAIN: No one

b) Application of Beury, Kimberly and Markey, Edward
   29 Leigh Avenue
   Building Addition and Modifications with Variance
   Witherspoon-Jackson Historic District
   Block 6905, Lot 31; Zone R-9
   File No. Z21-106; Project No. 63HP-2021

Ms. Kim read her Historic Preservation Officer’s report for the application. She stated that the Zoning Board of Adjustment has jurisdiction over the application and the Commission’s role is advisory.

Kimberly Beury, the applicant and homeowner, stated the existing house is tight and her and Mr. Markey would love to stay in the neighborhood.

Chair Capozzoli asked if the height of the home is changing. Ms. Kim responded yes, it will be raised for dormers. Laura Watson, representative for the applicant, stated the peak of the roof was raised inches and space was made for dormers and windows.

Chair Capozzoli stated this proposal is not a huge change in the character of the building. Member Shatzkin agreed and said he is not sure how much is visible. Member Schure stated the house is evolving. Member Satterfield said she hopes the house stays within the realm of the historic district. Councilman Newlin commended the applicant for wanting to stay in the
community and grow their family. Chair Capozzoli said she was not bothered by the change in
the roof line.

Motion was made by Member Shatzkin to endorse the application to the Zoning Board of
Adjustment; the motion was seconded by Member Satterfield. The vote was 5-0 in favor. Motion
carried.

FOR: Capozzoli, Pyle, Satterfield, Schure, Shatzkin
AGAINST: No one
ABSTAIN: No one

Mr. Schmierer left the meeting at 5:21 PM.

6. OTHER MATTER

a) Johnson Trolley Line Trail
   Between Elm Court and Johnson Park School
   2022 Five Star and Urban Waters Restoration Grant
   Municipality of Princeton
   Historic Preservation Element of the Princeton Community Master Plan,
   Suggested Sites and Districts, Two Trolley Line Right-of-Ways
   6HP-2022

Ms. Kim stated the Johnson Trolley Line Trail is listed in the Community Master Plan as a
suggested historic district. She said Taylor Sapudar, the Municipal Arborist, and Janet Stern and
Sandra Chen of the Shade Tree Commission are presenting in order to gain the Commission’s
endorsement for a grant related to the trail.

Ms. Stern stated the Shade Tree Commission is applying for a Five Star and Urban Waters
Restoration Grant to restore plantings alongside the trail. Mr. Sapudar stated that 50-60 ash trees
have been removed from the trail and the grant funding will also be used for educational signage
with the historic significance of trail, aesthetic improvements and environmental repairs. He said
the project is in partnership with the Board of Education and Princeton Housing Authority, due to
each’s adjacent interests, and hazards will be removed with improved plantings.

Member Schure said the Commission can help with the history of the trail for the educational
signage. Member Pyle asked for the history of the land’s use, the type of trees that will be
planted, the cost of the project, and the sources of funding for the project. Mr. Sapudar said Ms.
Stern wrote about the history of the trail and will share it. Ms. Chen said it is logical that the
previous use of the land was farmland. Ms. Stern said the grant is for $40,000; Mr. Sapudar said
$5,000 would be used for signage and $35,000 for plantings and improvements. He said the
plantings would be native shade trees and ground vegetation in riparian zones.

Councilman Newlin said this project is a great idea and he walked Mountain Avenue to the trail
to the Johnson Park School as a child. He said both old aged folks and children use the path and
it should be enhanced with benches and serenity places. Mr. Sapudar noted that the path was
widened last year with new pavement. Ms. Stern noted that the seniors living at Elm Court may have been alive while the trolley was in use.

Ms. Stern asked if there are Commission guidelines for benches and signage. Ms. Kim noted that the Commission can be involved in the improvements on the trail but approvals are not required. Chair Capozzoli said the Commission offers assistance for a collaborative partner on advising.

Ms. Satterfield asked if the same trolley line ran to Witherspoon Street. Ms. Stern responded yes, it ran from Witherspoon Street to Trenton.

Ms. Stern asked if the Commission had suggestions for plantings. Chair Capozzoli stated the plantings sound terrific and Ms. Kim, as a landscape architect, can review them. Ms. Kim stated the general plantings presented by Mr. Sapudar which are native and a mix of larger trees and understory plantings are appropriate.

Councilman Newlin recommended also reaching out to Friends of Princeton Open Space. Member Shatzkin noted the trolley is adjacent to the D&R Greenway Land Trust’s headquarters.

7. **CONCEPT REVIEW**

a) Hayeri, Yeganeh and Reza  
   Owner: J. Wolff LLC/Jennifer Wolffert  
   22 Parkside Drive  
   New House w/Variance  
   22HP-2021 (Z-21-111; 65HP-2021)

Vice Chair Schure chaired the concept review.

Ms. Kim stated the Commission previously heard a concept review for this property in September 2021 and the applicants are finalizing the purchase of the land once their design receives the support of the Commission.

Ryan Kennedy, Esq. introduced the application and stated the Zoning Board of Adjustment application was recently deemed complete for a new house on a vacant lot.

Mr. Holtermann, architect for the applicant, presented the existing conditions, property lines - which include two front yards, proposed structure for a one story house, aerial renderings and proposed materials.

Yaganeh and Reza Hayeri introduced themselves. Mrs. Hayeri stated their desire for a single story house.

Ms. Kim stated that the Commission wanted to minimize the footprint of the house with a slightly larger second story portion in their previous concept review and position the house on the site to minimize visual obstruction of the historic buildings from the right-of-way. She reminded the applicant that HPC concept reviews are non-binding.
Mr. Pyle asked if there is an elevation change on the property. Mr. Holtermann responded that the driveway runs down.

Member Shatzkin stated he would have liked to see photoshopped views that the show the house in relationship to the nearby historic structures but is favorably inclined toward the proposal.

Chair Capozzoli stated the house is beautifully designed. She said she would also have liked to see photoshopped views and this design with the described building material is an improvement from the last concept review.

Member Schure said he liked the skylight shown in the proposed elevation but proportionately preferred it slightly larger.

Member Satterfield stated she liked the house.

Member Schure noted that modern houses are allowed in historic districts as long as they are done in an aesthetic way.

8. PUBLIC COMMENT

There was no public comment.

9. STAFF REPORT

There were no staff reports.

10. MEMBERS REPORT

Chair Capozzoli stated that there is not another HPC meeting until March 21.

Ms. Kim said the upcoming Princeton University Planning Board concept review for Hobson College may be located in a recommended historic district.

Member Shatzkin asked if there was any final plan or status update for the Witherspoon Street Phase I reconstruction. Councilman Newlin said he will find answers and share the Commission’s concerns. Chair Capozzoli asked if there has been confirmation that the NJ Department of Transit intends to move the traffic signal at Witherspoon and Nassau Streets away from the FitzRandolph Gate. Ms. Kim stated the last subcommittee meeting for the project discussed materials and the project has gone out to bid.

11. ADJOURN

Motion was made by Member Satterfield to adjourn the meeting, seconded by Member Shatzkin. The meeting was adjourned at 6:33 PM.
Respectfully submitted,

Justin Lesko
Recording Secretary