

1. Agenda

Documents:

[2020-5 MAY 18 AGENDA REVISED-ZOOM MTG-FINAL.PDF](#)

2. Notice

Documents:

[2020-05-07 SUNSHINE NOTICE-DURING COVID-19 ELECTRONC MTGS-FINAL COPY.PDF](#)

3. Materials

Documents:

[APPLICATION RESOLUTION HPC.PDF](#)
[PFS SCHOOL MASTERS HOUSE.PDF](#)

HISTORIC PRESERVATION COMMISSION
Princeton, New Jersey
REGULAR MEETING
Agenda Revised
Monday, May 18, 2020 – 4:00 PM
Via Zoom Webinar

PLEASE TAKE NOTICE THAT THE PRINCETON HISTORIC PRESERVATION COMMISSION WILL HOLD ITS REGULAR MONTHLY MEETING ON MONDAY MAY 18, 2020.

Because of the state of emergency in New Jersey regarding COVID-19 (Coronavirus), the meeting will be held electronically via “Zoom”. Instructions for how to access the meeting are below and will also be posted on the home page of Princeton’s website (www.princetonj.gov) and on the meeting agenda.

The Princeton Historic Preservation Commission will convene its public meeting at 4:00 p.m. and will be held electronically via Zoom’s webinar service. Members of the public who wish to attend the meeting can choose from one of the following options:

Computer/mobile device: <https://princeton.zoom.us/j/91882888264>
Webinar ID: 918 8288 8264

Or iPhone one-tap :

US: +13126266799,,91882888264# or +16465588656,,91882888264#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or 877 853 5247 (Toll Free) or 888 788 0099 (Toll Free)

International numbers available: <https://princeton.zoom.us/u/aks5TdJW>

Or an H.323/SIP room system:

H.323:

162.255.37.11 (US West)

162.255.36.11 (US East)

221.122.88.195 (China)

115.114.131.7 (India Mumbai)

115.114.115.7 (India Hyderabad)

213.19.144.110 (EMEA)

103.122.166.55 (Australia)

209.9.211.110 (Hong Kong
China)

64.211.144.160 (Brazil)

69.174.57.160 (Canada)

207.226.132.110 (Japan)

Meeting ID: 918 8288 8264

SIP: 91882888264@zoomcrc.com

If logging in to Zoom via computer or mobile service for the first time, please allow a few extra minutes to install the program (if using a computer) or app (if using a mobile device). Once you log in, you will be asked to enter your name and an email address.

Agenda

- | | | |
|----------------|-----------|---|
| 4:00 PM | 1. | OPENING STATEMENT |
| 4:01 PM | 2. | ANNOUNCEMENTS |
| 4:02PM | 3. | MINUTES <ul style="list-style-type: none">a) September 16, 2019b) October 21, 2019c) November 18, 2019d) December 16, 2019 |
| 4:15 PM | 4. | RESOLUTION <ul style="list-style-type: none">a) Application of Tamjam, LLC
Owner: Naslane Management
New Windows and Awnings
124-128 Nassau Street
Central Historic District
S/NRHP Princeton Historic District
Block 27.01, Lot 33: Zone CB
68HP-2019 |
| 4:20 PM | 5. | OTHER MATTER <ul style="list-style-type: none">a) Appointing Subcommittee for Window Replacement and
Minor Change Applications During COVID-19 Pandemicb) Princeton Friends School
Schoolmaster's House
Update SHPO Award Letter of Recommendation |
| 4:45 PM | 5. | ADJOURN |

Note: Timing of items on the agenda are for estimation purposes only.



Municipality of Princeton

*Municipal Building
400 Witherspoon Street
Princeton, NJ 08540-3496*

Office of Historic Preservation

*Telephone: (609) 285-4151
Fax: (609) 688-2026*

Elizabeth H. Kim, P.L.A.
Historic Preservation Officer
[*ekim@princetonnj.gov*](mailto:ekim@princetonnj.gov)

SUNSHINE NOTICE

**NOTICE REGARDING ELECTRONIC MEETINGS OF THE
PRINCETON HISTORIC PRESERVATION COMMISSION
DURING COVID-19 STATE OF EMERGENCY**

THE PUBLIC IS HEREBY ADVISED THAT due to the state of emergency in New Jersey regarding COVID-19 (Coronavirus) and the corresponding closure of Princeton's municipal facilities, **until further notice all regular and special meetings of the Princeton Historic Preservation Commission will be held electronically via "Zoom" instead of in person.**

Instructions for how to access each meeting will be posted on the home page of Princeton's website (www.princetonnj.gov) and set forth on the meeting agenda. Unless expressly noted otherwise, all **Princeton Historic Preservation Commission** meetings will continue to take place on their regularly scheduled dates and at their regularly scheduled times.

A copy of this notice was transmitted to the Princeton Packet, Town Topics, and The Times, and was filed with the Clerk of Princeton on the 7th day of May, 2020.

Adequate notice of this meeting under the Open Public Meetings Act is hereby provided.

Elizabeth H. Kim, P.L.A.
Historic Preservation Officer

PRINCETON HISTORIC PRESERVATION COMMISSION

**APPLICATION OF TAMJAM, LLC
HISTORIC PRESERVATION PLAN AND AMENDED MINOR SITE PLAN APPROVAL
FOR EXTERIOR BUILDING IMPROVEMENTS
124-128 NASSAU STREET, BLOCK 27.01, LOT 33 PRINCETON TAX MAP
CENTRAL HISTORIC DISTRICT
PROJECT NO. 68HP-2019**

RESOLUTION

WHEREAS, the Princeton Historic Preservation Commission (hereinafter referred to as “HPC”) has received an application for Historic Preservation Plan and Amended Minor Site Plan approval pursuant to Section 10B-376(1)(a) of the Princeton Code from TAMJAM, LLC (hereinafter referred to as the “Applicant”) for exterior building improvements proposed to 124-128 Nassau Street and designated as Block 27.01, Lot 33 Princeton Tax Map (hereinafter referred to as the “Property”); and

WHEREAS, Preservation Plan approval is required for the proposed exterior building improvements since the Property is located in the Central Historic District; and

WHEREAS, a hearing was held on this application by HPC on February 24, 2020; and

WHEREAS, at said hearing, HPC considered testimony presented by the Historic Preservation Officer, Elizabeth H. Kim, P.L.A., and reviewed her report dated February 5, 2020. HPC also considered the testimony presented by the Applicant; and

WHEREAS, HPC considered the Application materials, the rendered exterior improvements proposed to the Property, the Historic Preservation Officer’s report and testimony makes the following findings:

1. The Applicant is the Lessee of the Property.
2. The Property is located within the Central Historic District.
3. The Property is improved with a commercial building and is located at the intersection of Nassau Street and South Tulane Street.

4. The Applicant received from HPC, Historic Preservation Plan and Minor Site Plan approval on June 25, 2018, memorialized by resolution dated July 16, 2018 for various exterior improvements to the Property.
5. The Applicant returns to HPC to amend its application involving two changes to the exterior of the Property. The first change involves installing new windows on the Property along South Tulane Street. The five new windows will match the Nassau Street storefront and open up the interior of the Property. The second change involves the approved awning system for the building. The previously approved awnings over the three suite doors fronting on South Tulane Street will be widened to cover the sidewalk along South Tulane Street adjacent to the Property. The awning material will BE Sunbrella in Sapphire Blue.

HPC having made the above-referenced findings voted unanimously to grant to the Applicant Historic Preservation Plan approval and amended Site Plan approval to facilitate and permit these changes to the exterior of the building. HPC is satisfied that the additional windows will be an attractive addition to the building and permit the Applicant to use this space as a salon. All of the remaining terms and conditions of the original Minor Site Plan approval as memorialized by resolution dated July 16, 2018 shall remain in full force and effect.

CERTIFICATION

The undersigned, Historic Preservation Officer for Princeton, does hereby certify that the foregoing Resolution was considered and adopted by the Commission at its meeting held on the 18th day of May 2020.

Elizabeth H. Kim, P.L.A.
Historic Preservation Officer



Municipality of Princeton

*Municipal Building
400 Witherspoon Street
Princeton, NJ 08540-3496*

Office of Historic Preservation

*Telephone: (609) 285-4151
Fax: (609) 688-2026*

May 18, 2020

New Jersey Historic Preservation Awards
NJDEP/Historic Preservation Office
P.O. Box 420
Trenton, NJ 08625-0420
Via email to: kathleen.cannelongo@dep.nj.gov

Dear Awards Committee:

On behalf of the Princeton Historic Preservation Commission, I am pleased to recommend the rehabilitation of the Schoolmaster's House at the Princeton Friends School for a New Jersey Historic Preservation Award. The Schoolmaster's House is within the Princeton Battlefield and Stony Brook Settlement Municipal Overlay Zone, and the State and National Register of Historic Places Princeton Battlefield/Stony Brook Village Historic District. Its rehabilitation plans were reviewed by the Commission in conjunction to a larger project involving renovation of the nearby barn and construction of a new playground. I visited the Schoolmaster's House earlier this week to see the completed project, and was favorably impressed with the end result. Contributing to the inherent quality of the restoration work and the significance of the building is the site location itself, which is at a highly visible intersection of two locally prominent and historic commuter and collector roadways, Mercer Road, aka Princeton Pike, and Quaker Road. This project is an important contributing element within the historic district of which it is a part.

In reviewing the rehabilitation plans, the Commission noted the care with which the project architects planned for the retention of all original and early building elements, such as siding and windows, while identifying opportunities where historically compatible interventions were appropriate, such as in the case of replacement of windows in the early-twentieth-century lean-to addition to make a workable kitchen area for school workers.

The end result is a seamless restoration and rehabilitation which honors the historic fabric of the building and the setting of the Quaker Friends Meeting while also incorporating a previously underutilized building into useful, daily service for the Princeton Friends School.

Yours very truly,

Cecelia M. Tazelaar, Vice-Chairman
Princeton Historic Preservation Commission

cc. Caroline Hancock, Historic Building Architects (ch@hba-llc.com)
Annabelle Radcliffe-Trenner, Historic Building Architects (art@hba-llc.com)
Elizabeth Kim, Princeton Historic Preservation Officer
Princeton Historic Preservation Commission Members
David Cohen, HPC Liaison
File, correspondence