

**PRINCETON**  
**HISTORIC PRESERVATION COMMISSION**  
Minutes – Regular Meeting  
Monday January 13, 2020 – 4:00 P.M.  
Witherspoon Street Municipal Building – Meeting Room A

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, January 13, 2020 by Chairperson Capozzoli in Meeting Room A of the Municipal Building.

**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: Brenna Campbell  
Julie Capozzoli  
Elric Endersby  
Shirley Satterfield  
David Schure  
Roger Shatzkin  
Robert von Zumbusch  
Thomas White

Also present: Elizabeth Kim, Historic Preservation Officer; Edwin Schmierer, Esq.; David Cohen, Council Liaison; Kerry A. Philip, Recording Secretary.

**2. ANNOUNCEMENTS**

Ms. Kim announced that the survey related to the Princeton Battlefield was distributed. Council Liaison Cohen stated that he had shared this information with the Mayor for the newsletter and Mayor Lempert suggested we get this information out to social media.

Member von Zumbusch stated that the New Jersey Historic Preservation Conference is scheduled for the 2nd or 3rd week of June.

**3. ADMINISTRATIVE MATTERS**

**REORGANIZATION**

Chair Capozzoli stated members of the Commission had been emailed about the officers and it was unanimous that the existing officers be reappointed if they are willing to serve.

- a. Election of Officers
  1. Nomination and Appointment of Chairperson  
Member von Zumbusch recommended the nomination of Julie Capozzoli, seconded by Member Satterfield. The vote was 7-0 in favor. Motion carried.
  2. Nomination and Appointment of Vice Chairperson

Member von Zumbusch recommended the nomination of Cecelia Tazelaar, seconded by Member Satterfield. The vote was 7-0 in favor. Motion carried.

b. Appointment of Recording Secretary

Member Endersby recommended the appointment of Kerry A. Philip as Recording Secretary for 2020, seconded by Member von Zumbusch. The vote was 7-0 in favor. Motion carried.

c. Appointment of Subcommittees

Motion was made by Member Tazelaar to approve the subcommittee list for 2020 as amended to include a subcommittee for Veblen House, the motion was seconded by Member von Zumbusch. The vote was 7-0 in favor. Motion carried.

**4. MINUTES**

a) July 8, 2019 – Motion was made by Member Campbell and Member Schure seconded the motion to approve the minutes of July 8, 2019 as amended. The vote was 7-0 in favor of those eligible to vote. Motion carried.

**5. RESOLUTIONS**

a) Henry Dale and Elisa Hirvonen  
Rebuild Front Porch and Replace Windows  
138 John Street  
Witherspoon-Jackson Historic District  
Block 17.04, Lot 8; Zone: R4  
36HP-2019

Motion was made by Member Tazelaar and Member Schure seconded the motion to approve the resolution for 36HP-2019. The vote was 6-0 of those eligible to vote. Motion carried.

For: Endersby, Schure, Tazelaar, von Zumbusch, White, Capozzoli  
Against: None  
Abstain: None

b) Lucas and Lauren Bento  
Alteration to Garage, Porch and Site Improvements  
142 Mercer Street  
Mercer Hill Historic District  
S/NHP Princeton Historic District  
Block 39.01, Lot 18; Zone: R1  
55HP-2019

Motion was made by Member White and Member Tazelaar seconded the motion to approve the resolution for 55HP-2019. The vote was 6-0 of those eligible to vote. Motion carried.

For: Endersby, Satterfield, Schure, von Zumbusch, White, Capozzoli  
Against: None

Abstain: None

- c) Cathleen Carroll  
Install Solar Panels  
167 John Street  
Witherspoon-Jackson Historic District  
SHPO Opinion of Eligibility Witherspoon/Jackson Historic District  
Block 17.03, Lot 96; Zone: R4  
63HP-2019

Motion was made by Member von Zumbusch and Member Tazelaar seconded the motion to approve the resolution for 63HP-2019. The vote was 5-0 of those eligible to vote. Motion carried.

For: Endersby, Satterfield, von Zumbusch, White, Tazelaar

Against: None

Abstain: None

## 6. APPLICATIONS

- a) Jonathan Lebowitz  
Install New Metal Roof on Porch-Valance  
23 Linden Lane  
Suggested Tree Streets Historic District  
Block 33.03, Lot 95, Zone: R4  
Z1919-781; 53HP-2019

Ms. Kim provided a summary of her report dated January 7, 2020. The applicant is not present but Ms. Kim stated that Mrs. Lebowitz is expected to attend the meeting in her husband's absence. Ms. Kim advised that the applicant would like to modify the existing front porch with a new standing seam roof. The property falls within the suggested **street trees historic district**. The applicant proposes to create a steeper pitch to the roof and replace the asphalt shingles on the roof with 24-gauge steel panels in a black finish that attach with a hidden clip system. The streetscape is fairly unique with a variety of house styles. Member Endersby stated that the material proposed is the same material he would recommend for this roof style. Ms. Kim advised that the height of the roof is being increased 20 inches and the application identified it is for aesthetic reasons. Chair Capozzoli stated the main change is higher pitch and a standing seam roof.

Mrs. Lebowitz arrived to the meeting. Chair Capozzoli asked if the owners have had water trouble because of the pitch of the roof and Mrs. Lebowitz advised water is pooling on the roof.

Member White asked if the pitch of the roof could be lower. Mrs. Lebowitz stated that this is what was recommended by the contractor for the proposed metal roof material. Member White noted that the water issue is most likely not due to the pitch of the roof but the flashing is faulty

and could be rectified if the flashing was replaced. Even though he feels the roof could be lowered that he has no problem with the proposed material or pitch.

Motion was made by Member Schure to recommend approval of this proposal to the Zoning Board, the motion was seconded by Member Tazelaar. Member Tazelaar stated that the applicant has presented examples of similar roofs in this neighborhood so this proposal is keeping with the style and there is no change to the house with the higher pitch of this roof of the porch. The vote was 7-0 in favor. Motion carried.

FOR: Endersby, Satterfield, Schure, Tazelaar, von Zumbusch, White, Capozzoli

AGAINST: None

ABSTAIN: None

- b) Alex Masiuk and Theresa Huang  
Amendment to HPC Approval  
Replace Porch Roof, Change Siding Color, Add Shutters and Planter Boxes  
133-135 John Street  
Witherspoon-Jackson Historic District  
SHPO Opinion of Eligibility Witherspoon/Jackson Historic District  
Block 17.02, Lot 44; Zone: R4  
76HP-2019

Ms. Kim provided a summary of her report dated January 7, 2020. The applicant had appeared before the Commission previously and this review relates to an amendment to the original application approval to change the siding color, replace tin roof for the porch to asphalt shingles, and install new shutters and flower boxes. The siding color that was administratively approved is Spruce and the applicant no longer wishes this color. They desire a color that is similar to the choice which HPC previously rejected due to the darkness of the color, and wished for them to reconsider. Previously, an evaluation of the tin roof had been done and it was determined that replacement was not necessary but once construction began it was evident the tin roof needed to be replaced. The applicant would like to replace the porch roof with asphalt shingles. New shutters will be installed and flower boxes are being considered on the front rail of the porch.

Member von Zumbusch stated that the vinyl sample shows the rough side and the Commission had requested it be smooth.

Mr. Masiuk stated that there was another inspection of the roof of the porch and repair is recommended. He wishes to take off the metal roof, reconstruct the underlayment and install a new roof. Asphalt shingles are proposed for the roof; the roof will be the same design as existing. The proposed color of the shingles will be Oyster, the report notes Timberline Natural Shadow Pewter but the color they are proposing is Oyster. The new roof would unify the structure, a majority of the houses have porches and those are typically covered with asphalt shingles. He stated a few porches have standing seam roofs and those are high maintenance roofs.

Council Liaison Cohen left the meeting at 5:45 pm. Member Schure stepped out of the meeting.

Mr. Masiuk stated that the top of the roof has many holes which have been patched over but water drips on to the front porch and the gutters have never been maintained. The wood framing of the porch will be reconstructed and the style of the porch will not change. Mr. Masiuk stated that some of the homes in the area have shutters so they would like to include shutters on their home. He feels that shutters may have been in place before the current siding was put on. The proposed material for the shutter is vinyl. A light grey is proposed for the shutters if they are permitted to install the darker siding although black shutters are more traditional.

Member Tazelaar stated that the shutters must be sized right in relation to the windows. Mr. Masiuk stated that the shutters will be appropriately sized, Home Depot offers a vinyl shutter in a variety of sizes. The flower boxes will attach to the railing on the porch.

Related to the color of the house Mr. Masiuk stated that they still prefer the blue color versus the Spruce color that was administratively approved by this Commission.

Member Endersby responded that he prefers wood over vinyl for the shutters but when it comes to the siding but he does prefer the blue color for the facade.

Member von Zumbusch stated that a metal roof for the porch is acceptable but should not be required because what is proposed is appropriate. Regarding the facade, he prefers the color of the siding that was previously approved. Regarding the shutters, he advised that they should be sized appropriately.

Regarding the flower boxes, Member von Zumbusch stated that there are no others in the area and this seems inappropriate and a form of gentrification. Chair Capozzoli stated that these are not permanent. Mr. Masiuk advised that there is no green space for this property so the flower boxes add greenery and flowers to the porch. Chair Capozzoli stated that the flower boxes should not be a part of the application because they can be taken inside the home. Member von Zumbusch noted that if review is not required then it would be wrong to support this concept.

Member Tazelaar suggested the applicant purchase one pair of shutters and do a mock up to make sure that the Chair and HP Officer feel comfortable with the look. Member von Zumbusch recommended administrative review of the shutters.

Mr. Masiuk distributed a sample of the "Pacific Blue" siding. Member Tazelaar asked for a lighter shade of blue. Member von Zumbusch felt that this color will make the house stand out in this neighborhood so it is not compatible. A majority of the members supported the change of siding color to "Pacific Blue". The shutters for the front facade only should be black and sized appropriately. The face of the siding must be smooth.

Member Tazelaar asked for a sketch of the shutters including the sizes of the window. Chair Capozzoli stated that she recommends administrative review for the shutters. The ceiling of the porch roof will be rebuilt exactly the same as exists.

Motion was made by Member Tazelaar to approve the amended application for 76HP-2019, seconded by Member Endersby. The vote was 7-0 in favor. Motion carried.

FOR: Campbell, Endersby, Satterfield, Tazelaar, von Zumbusch, White, Capozzoli

AGAINST: None

ABSTAIN: None

## **7. PUBLIC COMMENT**

Kim Dorman, 88 Patton Avenue, advised that she is a member of the Civil Commission and asked about signage relating to Princeton's settlement date and how much detail is needed. She is hopeful the Historic Preservation Commission could find a way to look at the full history of Princeton because there were Native Americans here prior to the date on the signs. Member Satterfield stated that Native Americans settled in areas between the Delaware River and the Raritan River. Chair Capozzoli stated that a specific date could be problematic and suggested signage without a date.

Member von Zumbusch recommended removing the wording "Settled" with just the date.

Chair Capozzoli stated that the history of the area could be on a plaque. Member von Zumbusch suggested secondary signs for the settlement of the Native Americans after a determination is made of the settlement areas for recognition.

Member Endersby suggested the signage at different locations provide different information specific to those locations. Such as, the location near Montgomery border by The Great Road could provide a date that references the Lenape Indians.

Further discussion is needed and it was suggested to include this item on the agenda for February 24th.

## **8. STAFF REPORT**

Ms. Kim stated that the owners of the Princeton Garden Theatre advised that they would like to eliminate the chimney on the building. Discussion took place and Chair Capozzoli advised that the members have no problem with this request.

## **9. MEMBER REPORTS**

A priority list has been requested by Council and Member von Zumbusch recommends we include a discussion about the upcoming 250th Anniversary of the Battlefield of Princeton.

## **10. ADJOURN**

Member von Zumbusch made a motion to adjourn the meeting at 6:00 pm, the motion was seconded by Member Endersby.

Respectfully submitted,

Kerry A. Philip  
Recording Secretary