

**PRINCETON**  
**HISTORIC PRESERVATION COMMISSION**  
Minutes – Regular Meeting  
Monday February 24, 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, February 24, 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: Julie Capozzoli  
Roger Shatzkin  
Cecelia Tazelaar  
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**

Chair Capozzoli stated that the February Zoning Board hearing was delayed, the next meeting is scheduled for March 25th and she was asked to attend. She has also been asked to meet with the Princeton Environmental Commission to go over the Sustainability brochure but questioned if another member is available to meet with PEC in her place. Member White advised he may be available and Council Liaison Cohen stated that he can attend.

The minutes for August 19<sup>th</sup> and resolution for 76HP-2018 were postponed to the end of the meeting.

**3. APPLICATIONS**

**a) Jacobs Telecommunications**

AT&T - Replace Light Poles and Install New Antennae and Equipment Box  
2 Sites in Historic District Right-of-Way  
92 Nassau Street; Block 27.01, Lot 1  
Central Historic District  
S/NRHP Princeton and King's Highway Historic Districts  
File No. P1919-797.1AW  
26 Witherspoon Street; Block 20.01, Lot 32  
Central Historic District  
S/NRHP Princeton Historic District

File No. P1919-797.3AW  
66HP-2019

Ms. Kim provided a summary of her report dated February 19, 2020. She advised that alternate designs had been requested and Chris Shubert, Esq., legal counsel for the applicant, handed out applicant exhibits dated 2.24.20.

Samantha Berman, applicant, advised that taller fixtures are proposed along with options for two enclosures smaller in size versus one enclosure. One of the designs fully integrates the equipment in the base of the pole resulting in a thicker base of 18-inch circumference. She stated that a thicker pole or side mounts for the equipment are the two options for consideration. One of the poles is no longer in front of Hamilton Jewelers, it was relocated across the street in front of the Bank of America.

Member Tazelaar asked about the light by the library, the globes over the fixtures do not replicate what was there; the double globe fixtures appear heavier and busier and calls attention to the structure. A single globe with a higher light is preferred. Member von Zumbusch asked that all lights be at the same level for a unified look.

Member Tazelaar stated that another light pole could be considered instead of a double fixture and all members in attendance agreed they want to keep the poles thin. Ms. Berman stated that they are willing to replicate what is existing.

Member Tazelaar noted that when the poles are painted matte black, they tend to disappear but the heavy bracketed double globes do not disappear therefore she prefers no light fixture. Ms. Berman advised that they can replicate the poles on the University property. Member Tazelaar noted that this should be the approach going forward in this municipality.

Chair Capozzoli stated that she appreciates the applicant's relocation of the pole on Nassau Street. Ms. Berman stated that the installation should be on the corner and advised there are other poles in this area.

The design engineer for the applicant, Mark \_\_\_\_\_, addressed the Board. He noted that the height of the pole is dictated by the equipment. There are buildings in the immediate area with awnings and trees and these act as clutter which affects the signal. The proposed height is for the standard equipment and if the height is reduced there is less coverage. The goal is to come up with a design so people won't know the fixture is there but service is improved. Taller poles can be installed but a 40-foot level is a good balance in this type of area when relative to the buildings and the length of the road.

Member White stated that a 40-foot pole on Nassau Street would be above the chimneys of Hamilton Jewelers. Ms. Berman stated that other carriers could potentially install their equipment on the poles. Mark \_\_\_\_\_ stated that additional boxes would be required for additional carriers, there are specialty antennas with a hole through the center for vertical stacking and jumper cables will run through the tube of the antenna.

Council liaison Cohen prefers if the Commission approves detail that is shown on a drawing so we know exactly what Princeton is getting. We have to determine what the height of the existing pole is and limit the applicant to that height.

Chair Capozzoli stated she would like to see a revised plan without the lamps and plans of the new location on Nassau Street. Member Tazelaar stated she is comfortable with a subcommittee to work with the applicant.

Mark \_\_\_\_\_ stated that simple matte black poles are within the University lands. The Commission members asked that the poles be tapered and have a black matte finish.

Chair Capozzoli noted two single boxes for the poles are not desired, but a double box is acceptable when another carrier wishes to install their equipment on the pole.

Mr. Cohen stated that the height of the pole is being dictated by the applicant but a lower height can be done. Ms. Berman advised that the height of the pole should be consistent for coverage and a 40-foot height is desired.

Council Liaison Cohen left the meeting at 5:00 pm.

Motion was made by Member Tazelaar to permit the applicant to proceed with the improvements and referred this to the subcommittee for review. Subcommittee members are Tazelaar, Shatzkin and White. The applicant was asked to provide accurate detail of the poles since all of the installations are new and tapered bottoms are recommended. The motion was seconded by Member von Zumbusch seconded the motion. The vote was 5-0 in favor. Motion carried.

FOR: Shatzkin, Tazelaar, von Zumbusch, White, Capozzoli

AGAINST: No one

ABSTAIN: No one

Member White recused himself from the next application since he is a customer.

- b) Tamjam, Inc.**  
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 C  
68HP-2019

Ms. Kim provided a summary of her report dated February 5, 2020.

Fred Schmitt, Schmitt Anderson Architects and Travis Monahan, Applicant were present.

Mr. Schmitt stated that the applicant has submitted a waiver application to the Planning Board for a change of use. He is waiting to hear if parking will be required. The proposed awnings along Tulane Street will not project past the line of the curbing and will provide more continuity. The purpose of the improvement is so the applicant can get more windows along Tulane Street since this is a corner property. A steel frame with columns on Tulane Street will most likely be needed for structural stability for this improvement.

Member Tazelaar stated the additional windows help the street scape and are more inviting. Mr. Schmitt stated that the awnings will cover the sidewalk but they cannot project into the cartway. They are within the right-of-way though because the sidewalk is very narrow.

Motion was made by Member Tazelaar to approve the preservation plan for 68HP-2019 and classify the proposal as a minor site plan. The motion was seconded by Member Shatzkin. The vote was 4-0 in favor. Motion carried.

FOR: Shatzin, Tazelaar, von Zumbusch, Capozzoli  
AGAINST: No one  
ABSTAIN: No one

Member White returned to the meeting.

- c) **Stephen and Jenny Gilbert**  
Rear Building Demolition and Rebuild  
7 Madison Street  
Suggested Central Residential Historic District  
Block 28.03, Lot 120: Zone R3  
File #Z2020-807; 1HP-2020

Ms. Kim provided a summary of her report dated February 14, 2020. The proposal is scheduled for review by the Zoning Board next Wednesday, the proposal is to rebuild the house with an addition. Half of the existing footprint of the house will be demolished, new windows and French doors will be installed. The other homes on this street are 19th and 20th century homes.

Stephen and Jenny Gilbert were in attendance. Mr. Gilbert advised that they purchased the house in 2018 and there are structural issues that require the rear half of the house to be removed. The main beam for the front of the house is jacked up because a lot of work is needed but most of the work to be done will be in the rear. The foundation will be shifted to make the spaces work better and they would like to raise the roof line in the center of the home because the ceiling heights around the perimeter are 6'4" in height.

Member von Zumbusch stated that demolishing the rear is not a concern but the proposal results in a row of windows different than the style of windows that are typical in the neighborhood. Proposed are six windows in a row as compared to smaller windows, he stated he preferred smaller windows. Mr. Gilbert responded that the windows will bring a lot of light in to the home. Member von Zumbusch recommended three windows on the first floor that are not close together along with skylights in the bathroom.

Mrs. Gilbert stated that a pergola and arbor are being considered. Member von Zumbush stated this is acceptable but this does not help the windows on the second floor.

Member Tazelaar stated that the improvements are somewhat visible from the street but the lots in this area are very narrow, the intent of the ordinance is to encourage contemporary designs but the proposed design of the windows would not be historic because they are tall and rectangular and she recommended the windows have a wider frame with deeper sills so less glass would be seen. She also questioned if a large window near the bathroom toilet is needed.

Member von Zumbusch stated that solid to void spacing is important.

Mr. Gilbert stated that there are major flooding issues in this area, they had 2.5 feet of water in the basement this past summer so he hopes to put in a foundation before the flash floods come in. The building is considered structurally unsafe; the front of the home should come down so they are doing work to retain this section. They do not wish to do a redesign of the structure and asked for a memorandum supporting the proposal.

Member White stated that the proposed pergola may be within the setback so the Zoning Board should determine if this is permitted. Member White commented that the increase of the setback is desirable.

Motion was made by Member Shatzkin to recommend approval to the Zoning Board, seconded by Member White. The vote was 4-1 in favor. Motion carried.

FOR: Shatzin, Tazelaar, White, Capozzoli

AGAINST: von Zumbusch

ABSTAIN: No one

#### **4. DISCUSSION**

##### **a) Mural at Mary Moss Playground**

35 Lytle Street

John Bailey

4HP-2020

John Bailey stated that he has designed a mural that will engage the African American community in this section of Princeton. There are not many places in the community where a mural can be placed to honor the citizens of this area. He stated that he went to the community in January with the conceptual design, the goal is to have the mural installed by August. He also met with the Recreation Department about the mural since the Mary Moss playground is municipal property. He is looking for a consensus of opinions. He advised that he will be presenting this design before Council. Funding efforts have been made to raise money for this installation.

Chair Capozzoli stated she appreciates that Mr. Bailey is being practical about the costs involved and something like this mural would be great because there are significant changes in this area.

The mural would acknowledge what contributions were made by the people of this neighborhood.

Member Tazelaar asked if there will be something within the mural about who Mary Moss was so the children have this information. Mr. Bailey stated that the design is in the works but the magic piece involves the African American community and there is a panel about Mary Moss in place. Whatever design is determined will be favored by a majority of the people within this neighborhood.

Chair Capozzoli asked how large the mural would be. Mr. Bailey stated that one area near the gate will be 3' x 6' and the second area 3' x 5'.

Member von Zumbusch stated that he is very happy about the idea of a mural, Princeton needs to recognize the community that was there.

Ms. Kim stated she appreciates Mr. Bailey coming in with this detail, there have been discussions about putting something in that location.

Chair Capozzoli left the meeting, Vice Chair Tazelaar chaired for the remainder of the meeting.

## **5. MINUTES**

a) August 19, 2019 – Motion was made by Member White and Member von Zumbusch seconded the motion to approve the minutes of August 19, 2019 as amended. The vote was 4-0 in favor of those eligible to vote. Motion carried.

## **6. RESOLUTION**

a) 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  
76HP-2018

Motion was made by Member White and Member von Zumbusch seconded the motion to approve the resolution for 36HP-2019. The vote was 3-0 of those eligible to vote. Motion carried.

For: Tazelaar, von Zumbusch, White  
Against: No One  
Abstain: No One

## **7. OTHER MATTERS:**

a) **Proposed Guidelines - Installations for Solar Panels in Historic Districts**

Chair Capozzoli commented that the memorandum was excellent. Solar panel installation should be determined individually because each situation is different, especially when it involves historic preservation. Ms. Kim noted that Type 1 and Type 2 districts should be clarified.

Member Tazelaar asked if this is going to be codified and Mr. Schmierer stated that once the document is finalized we can prepare a resolution adopting these as guidelines. The guidelines would only be considered a guidance memorandum for distribution for those interested in solar panel installations within the historic districts.

**b) Twenty-Four Reasons Historic Preservation is Good for Your Community**

Postponed to the Next Meeting

**8. PUBLIC COMMENT**

**Herrontown Woods**

Clifford Zink and Steve Hiltner were present to provide an update relating to Herrontown Woods. There is a lease in place from 2014 and within the lease are stipulations about what must be achieved. They are applying for grants for improvements to the property. They have located an architect and a preservationist and eventually they will be requesting a letter of support from the Commission.

The deadline date to provide the letter of support is April 23rd. Ms. Kim stated that this item can be placed on the March agenda. A project narrative is needed about what improvements are being proposed. She noted that the draft application would be useful to have on file. Mr. Zink responded that the draft application may not be prepared by that time but they will put together information about what is being done.

**Scott Koppa**

222-226 Birch Avenue - objection filed

Ms. Kim stated that an objection had been filed for the reconstruction of the French doors on one of the rainbow homes. Fixed windows with panels had been endorsed by the Commission. She advised that she spoke with Leighton Newlin, the objector, who advised that he reviewed the proposed improvement and requested doors similar to what was in place.

**9. STAFF REPORTS**

Ms. Kim stated that there will be upcoming discussions about development within the Princeton Shopping Center including relocating the pharmacy to the corner of Harrison Street. In addition, there are gates from the fences of the residents along Clearview Avenue and she is unsure if those will be impacted with what is being considered on that site. Whatever development is being considered she noted that there should be a landscape buffer for the residents.

Ms. Kim advised that Wes Pollard from the Spring Street garage had advised that they wish to place a display within the display windows on the front of the garage. She asked the members if there is anything that the Commission wants to request. Member White suggested a photograph of the Beatty House with the spring in front of it. All commission members agreed with having this photograph on display. Ms. Kim advised that there are two display windows; the second one is located near the staircase. She suggested an exhibit about the Jewish community in Princeton; or historic photographs about properties along Spring Street.

#### **10. MEMBER REPORTS**

Member von Zumbusch stated that Member Satterfield gave a talk about the area removed for the construction of Palmer Square on January 30th, she did a great job.

#### **11. ADJOURN**

Member von Zumbusch made a motion to adjourn the meeting at 7:10 pm, the motion was seconded by Member White.

Respectfully submitted,

Kerry A. Philip  
Recording Secretary