

**PRINCETON  
HISTORIC PRESERVATION COMMISSION**

**Minutes – Regular Meeting**

**April 8, 2013**

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, April 8, 2013 by Chairman Capozzoli in Meeting Room B 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  
Eric Endersby  
Catherine Kurtz Gowen  
Roger Shatzkin  
Robert von Zumbusch

Absent: Shirley Satterfield  
David Schure  
Cecelia Tazelaar

Also present: Christine Lewandoski, Historic Preservation Officer; Jo Butler, Council Liaison; Edwin Schmierer, Esq., Legal Counsel; Kerry A. Philip, Recording Secretary

**APPLICATIONS**

12HP – 2013 Jeffrey Little (continued from March 11, 2013)  
Preservation Plan – New Home  
10 Battlebrook Lane; Block 9902, Lot 7  
Princeton Stony Brook Settlement District

E. Endersby provided some updated information about the preservation plan. He advised that they met with the applicant two weeks ago and it was very productive. A rendering of the design being considered by the subcommittee was presented changing the configuration of the garage, providing additional windows on the side of the structure (6 over 6 double hung with shutters) and ornamenting the doorway. R. von Zumbusch stated that the rendering is closer to what had been discussed but he prefers 8 over 8 double hung windows although 6 over 6 windows are more in keeping with the historic district.

Jeffrey Little, applicant, previously sworn in stated that a 10-inch soffit is proposed around the house. George Pearson, architect for the applicant, was sworn in. He was asked to maintain the

proportion of the window size in addition to submitting details of the window and proposed materials. Mr. Pearson stated that hardyplank is proposed for the façade and the windows will be 5-star energy efficient white vinyl windows with shutters. Chairman Capozzoli asked about the color of the façade and Mr. Little stated that he is open to any suggestions. C. Lewandoski stated that the subcommittee can work out those details. Mr. Little stated that stone is not proposed for the façade and the height of the windows on the first floor will be raised. E. Endersby recommended 8" x 10" windows in window panes with narrower mullions. The glass size is not important but the proportion size is. Mr. Pearson presented his rendering of the revised design of the home. Mr. Little asked what color is preferred for the shutters and E. Endersby recommended dark green. C. Lewandoski asked for color chips from the applicant about the shutters and façade. R. von Zumbusch stated that the shutters should not be narrow but in proportion to the window. Mr. Pearson asked if the shutters should be hinged and the board confirmed this. C. Lewandoski stated that landscaping will be done but the final design will be reviewed by the subcommittee at a later date.

Mr. Little stated that the window above the front door will be slightly larger than the other windows and no shutters are proposed for the window on the side of the garage. C. Kurtz Gowen asked about the color of the roof and Mr. Little stated that he will return with this information. Although vinyl windows are proposed, the board members were not in favor of vinyl and preferred wood, fiberboard or another material. Regarding the shutters, a solid shutter is recommended. Detail of the garage door was requested at the previous meeting and Mr. Little presented spec sheets. He stated that four panels are proposed and the top panel of the garage door will be solid and not a window.

Motion was made by C. Kurtz Gowen and R. Shatzkin seconded the motion to approve the preservation plan for Jeffrey Little. Motion was carried with the following voice vote:

For: Capozzoli, Endersby, Kurtz Gowen, Shatzkin, von Zumbusch

Against: None

Abstain: None

15HP-2013 Princeton Theological Seminary  
Exterior Changes and Additions to Springdale, Phase 2  
86 Mercer Street  
Block 40.01, Lot 2, Zone E-2  
Mercer Hill Historic District

C. Lewandoski provided the background of the proposal and presented Sheet SP-1. She stated that the building was designed by John Nottingham and is within the Mercer Hill Historic District. The parcel is 18.33 acres and there are no FAR requirements due to the size of the parcel. The stoop was previously approved by the Princeton Borough HPRC. The board members were asked to review and determine the brick pattern of the walkway. She advised that two additions had been done in the past (1902 and 1950's), the hip roof approved in the 50's does not match the existing house. The proposed footprint of the garage is larger than what exists. The railing on the ramp is being removed because the ramp meets the grade. Board

members were asked to determine the design of the railing on the new stoop. Several façade changes are proposed including the windows and shutters and a new balcony on the second floor. She advised that the applicant found historic photographs of the balcony and railing and since the railing was lower than what is permitted by code specifications of the new railing was requested. The proposed fencing will be in the ROW and detail of the fence was requested. She stated that the applicant is proposing two four foot piers with lights at the entry drives and recommended that the land use engineer review the lights for passing motorists.

The following individuals were sworn in: German Martinez, applicant; Miyuki Kaneko, Esq., legal counsel for the applicant; Jeffrey Fleisher, Architect for the applicant. Mr. Martinez provided the background of the home and stated that the proposed addition provides additional space for a family room and a larger kitchen. Low ambient lighting is proposed along the driveway.

Mr. Fleisher presented Sheet A-1 which is a rendering of all the changes to the home from 1846 and includes the proposal being considered. He advised of several changes to the design. An additional two feet for the garage to the east, three windows on the garage addition to match the kitchen addition and shutters are no longer proposed. Because of renovations the kitchen window is being raised to the same height of the adjacent window. Pertaining to the roof material, slate was originally proposed but it has been determined that cedar shake was the original roof material therefore cedar shake is now being proposed. Cedar shake is also proposed for the garage. The side porch will no longer be glass enclosed and will become part of the kitchen. R. von Zumbusch stated that he prefers two windows for the garage and not three as proposed. He is also not in favor of having the address or a light on top of the pier. Mr. Fleisher stated that the driveway entrance and the house number is not easy to identify so after hearing many comments from the public this is being proposed. R. von Zumbusch recommended that the house number be included on the post without a light. Jo Butler stated that she prefers one post by the northeast entry (near Springdale and Mercer) and that the driveway be one way circulation so the applicant can direct people to turn in to the site at the post.

Mr. Fleisher then presented the path lighting fixture details. The lights will be installed 15 feet apart from each other and no taller than 25 inches. The proposed lights will match the light at the front door. R. von Zumbusch stated that ornamental lighting distracts from the home and asked for a simpler design.

Jo Butler left the meeting at 5:20 pm. E. Endersby praised the applicant for the proposed design adding that this is a wonderful community asset.

Motion was made by R. von Zumbusch and E. Endersby seconded the motion to approve the site plan for Princeton Theological Seminary with conditions.

Motion was carried with the following voice vote:

For: Capozzoli, Endersby, Kurtz Gowen, Shatzkin, von Zumbusch

Against: None

Abstain: None

## **REVIEW OF DRAFT CONSOLIDATED HISTORIC PRESERVATION ORDINANCE**

C. Kurtz Gowen advised that this is the final draft ordinance. Two historic districts are being considered (type 1 – rural settings and type 2 – high density). Noticing for zone changes will no longer be required. Fees were approved by the Council but additional fees are being considered. Mr. Schmierer advised that the new fees need to be ordained. C. Kurtz Gowen stated that the State has the draft ordinance. C. Lewandoski stated that they have not reviewed it yet and that a map must be included.

Mr. Schmierer left the meeting at 6:00 pm.

The meeting was opened to the public. John Heilner, resident, stated that he reviewed the consolidated ordinance and suggested specific wording for the type 2 district. Pertaining to escrow fees, he believes that the Historic Preservation Officer's time to review material is paid for by the taxpayers. He was advised that the escrow fee pays for outside consultants and the board attorney.

## **PUBLIC COMMENT**

Jerry Ford, Architect, asked if Princeton can assist in saving the Post Office in Palmer Square. The building is under consideration for sale, he feels it would be beneficial if Palmer Square Management was the successful bidder so the front of the building could be restored. He handed out copies of a letter he had sent to the Post Office. To date there has been no response. He asked if HPC could find out the contact person from the Post Office. Board members recommended Congressman Holt's office for this information. Chairman Capozzoli stated that the mural should be protected and included in the sale. R. von Zumbusch stated that the State is overseeing this and they have strict standards although HPC can advocate for restrictions. He also recommended that the State Historic Preservation Office get involved and a resolution be prepared for consideration.

Mr. Ford recommended that we concentrate on the unique importance of this specific post office including the central location for the municipality and within walking distance for the residents. The Post Office is included on the State register as a historic building. E. Endersby advised that the first stamp was done in the post masters office in this location.

David Newton, Palmer Square Management, arrived at 6:20 pm. R. von Zumbusch stated that he will speak with Dan Saunders from the State Historic Preservation Office to find out the status. He and E. Endersby advised that they are willing to work with Mr. Ford on this matter. R. von Zumbusch recommended that the intern do some preliminary work. Mr. Ford stated that restoration should be part of the deal.

Being that no others member of the public wished to speak, the public portion of the meeting was closed.

**MINUTES**

February 11, 2013 - postponed to next meeting.

February 11, 2013 (closed) – postponed to next meeting.

**STAFF/BOARD MEMBERS REPORTS**

Historic Preservation - Rutgers

C. Lewandoski advised that she taught a class last week on historic preservation at Rutgers. She feels that the presentation would be useful for educational purposes.

Historic Preservation Conference

June 6<sup>th</sup> at the Newark Museum – if members register by the end of April the rate is reduced.

New Jersey History Fair

C. Lewandoski advised that a free event is scheduled for Saturday, May 11<sup>th</sup> at the Washington Crossing Park.

Being that there was no other business before the board, motion was made by C. Tazelaar and J. Capozzoli seconded the motion to adjourn the meeting at 6:45 pm.

Respectfully submitted,

Kerry A. Philip  
Secretary