

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Regular Meeting

April 13, 2015

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, April 13, 2015 by Chairman Capozzoli in Meeting Room A 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
Elric Endersby
Shirley Satterfield
David Schure
Roger Shatzkin
Cecelia Tazelaar
Robert von Zumbusch

Also present: Elizabeth Kim, Historic Preservation Officer; Jo Butler, Council Liaison; Kerry A. Philip, Recording Secretary

ANNOUNCEMENTS

E. Kim stated that she met with representatives from Crown Castle and they are open to looking into other location for several installations.

MINUTES

- a) February 9, 2015 – Motion was made by D. Schure and S. Satterfield seconded the motion to approve the minutes as amended. The vote was 6-0 of those eligible to vote. Motion carried.
- b) March 9, 2015 – Motion was made by D. Schure and S. Satterfield seconded the motion to approve the minutes as amended. The vote was 6-0 of those eligible to vote. Motion carried.

DISCUSSION

- a) 31 & 33 Lytle Street – update

Chairman Capozzoli stated that the resolution was passed by Council at their last meeting. E. Kim stated that Council is waiting on funding and support. E. Kim presented a plan for the property that the developer had prepared, they advised that they are interested in preserving the character of the porch. The porch will not be original, but a replication of what exists. The footprint of the building will be altered. Kip Cherry, resident, advised that she spoke with Habitat for Humanity

about restoring this structure. She also noted that five financial packages have been obtained for several design scenarios, she then handed out a copy of the design alternatives.

Ms. Cherry stated that a letter of intent for the New Jersey Trust Grant is due on the 14th but they will be requesting that this be waived because the letter of intent will not be ready in time. For funding through the State, the municipality must match 60% / 40% for an amount up to \$150,000. She asked for consideration to purchase the property because there are several options to pay off the loan. R. von Zumbusch advised that he came up with a concept design for the structure for three units because this was reasonable in terms of renovation. He also stated that Wanda Gunning, the former Borough Chair of the Historic Preservation Review Commission, had advised that the façade, porch and two sides should remain. He stated that making the units affordable is a good idea and commendable but not applicable for this project. Council Liaison Butler stated that the deadline to apply for a grant is June 25th, but we cannot apply for a grant without owning the property. Ms. Cherry stated that the grant will not move forward until we take possession of the property. R. von Zumbusch stated that a long term lease is another method that can be used; this and other issues must be worked out.

b) Witherspoon-Jackson Neighborhood District – update

Chairman Capozzoli noted that the RFP will be scheduled for consideration in the near future. There appears to be 50% opposition within the district for national registry and this would stop pursuit of registration but local district registry is separate. R. von Zumbusch noted that putting this all together by the end of the year should be possible.

c) Demolition Permit

E. Kim stated that she recommends when a building permit is requested for demolition, that it be a requirement that a photograph be taken of all four sides of the structure. At this time only the front of the structure is photographed. R. von Zumbusch recommended that the Commission support the requirement to take one photograph of each side of the structure proposed for demolition and that the photographs be provided by the applicant. Chairman Capozzoli stated that the memorandum should indicate HPC's unanimous and strong support for this. Motion was made by R. von Zumbusch and E. Endersby seconded the motion to endorse this. The vote was 6-0 in favor. Motion carried.

d) 2015 Historic Preservation Priority Projects – Subcommittee status

Archaeological Survey Protocol: Council Liaison Butler asked for detail about which consultants are being considered for this task. C. Tazelaar noted that Evesham Township had a broad reaching ordinance which may not require hiring a consultant.

Chairman Capozzoli stated that the budget needs review to determine if there is any money for consultant review.

APPLICATIONS

- a) Joseph and Barbara Racich
72 Arreton Road
Garage Addition and New Roof
Donald G. Herring Estate – Old Arreton Road Historic District

E. Kim read the Historic Preservation Officer's report and stated that this proposal is for an addition and a new roof for a garage. The applicant is proposing to enlarge the garage on the west side of the structure with board and batten for the facade, a new roof and windows. The existing light over the garage door will remain. Mr. Racich stated that the setback of the garage is required to be 40 feet and zoning approval would be required for any improvement to that structure. He advised that the height to building setback ratio will be met with the new gable roof. The house was listed in the National Registry in 1991. The proposal is for a 7 foot addition to their garage with a gable roof to make it architecturally compatible with the existing house and the manor house. The existing roof of the garage is flat and it leaks. Mr. Racich has an antique automobile stored in the garage and the proposal will provide more space for the car and storage.

R. von Zumbusch stated that a flat roof does not contradict the historic significance but it does destroy the appearance of the roof and he recommended a cross gable roof that is not as wide as the shed roof proposed. He also stated that three windows are preferred over five windows. E. Endersby agreed with the recommendation for a cross gable roof. He stated that the owners interest in maintaining the character of the home is applauded. C. Tazelaar noted that shed dormers are not typical in the district however the design is a traditional form for a dormer. The scale, massing, textures, colors and details are all compatible with the surrounding buildings.

Mr. Racich stated that five double hung casement windows are proposed, but three windows would be acceptable. The drawing will be revised with this detail, the color will be the same as the main house and the window frames will be emerald green. Regarding the sconce lighting on the south side of the garage, that light may not remain because the zoning officer was not aware of the pole lighting in the area. He will do whatever he is required to do. No additional landscaping is proposed but some bushes and hedges will be relocated.

Motion was made by R. von Zumbusch to change the shed dormer to a gable dormer and reduce the number of windows from 5 to 3. R. Shatzkin seconded the motion. The vote was 6-0-1 in favor. Motion carried.

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

- b) Trustees of Princeton University
Carnegie Lake – Dam Structural Repair and Maintenance
State and National Designation: Lake Carnegie Historic District and King's Highway
(Upper Road, Lincoln Highway)

Robert Ortego, Princeton University Project Engineer, stated that the primary location of this work will be on the western side. The dam is a 100 year old structure and damage continues to occur. He stated that the structure will be taken down and all the concrete removed. Improvements are needed since inspections occur every two years and approximately 6 years ago he approached the structural engineers and advised that the structure is pretty old and there are cracks and leakage in the dam. It was determined that a long term solution would be more beneficial instead of doing repairs. Invasive testing has been done to some of the existing concrete to determine if it is intact or failing, most of the structure is very stable but the only failure is what has been added over the last 20 years. Repairs will be done to the first quarter of the dam only; he wishes to see the long term impacts from the repair. This project is considered a smaller project, the improvements will be a part of their capital improvement plan. Regarding construction traffic, there will be no impact, there will be no trucks on site.

R. von Zumbusch stated that in 1980 improvements had been done and rip rap was installed which made it difficult to portage a canoe around the dam and although this is not included in the project he suggested something be put in place that will help people get from Lake Carnegie to the Mill Pond. Mr. Ortego stated that there is an open area in the rear for stockpiling of soils. The retaining wall will be a replacement in kind project. Pertaining to signage, University standard signage (28" x 48") is proposed describing the dam repair project at the two bollard entrances and also within the larger parking lot to the south. Mr. Ortego advised that revised plans will be submitted with additional notes. All of the concrete will be recycled for sustainability.

Motion of support was made by D. Schure and E. Endersby seconded the motion to forward a letter of support for this project to the State Historic Preservation Office. The vote was 6-0 in favor. Motion carried.

For: Capozzoli, Endersby, Satterfield, Schure, Shatzkin, von Zumbusch
Against: None
Abstain: None

PUBLIC COMMENT

Kip Cherry, resident, stated that photographs will be taken tomorrow for the structures within the Witherspoon-Jackson district. R. von Zumbusch asked that we get a copy of the photographs for our consultant.

DISCUSSION

a) 2015 Historic Preservation Priority Projects – Subcommittee Status

Chairman Capozzoli stated that the Sustainability Guidelines are due June 30th.

E. Kim stated that resumes are needed from all Commission members for CLG status. Commission members were asked to submit their resumes to E. Kim.

STAFF REPORTS

E. Kim advised that the Commission has been asked to expand upon the list of significant structures noted within the Master Plan. Some structures are not noted and Council requested that this be done by the end of 2015. E. Kim was asked to scan and provide a copy of the photographic history supplied by Shirley Satterfield to the consultant that will be hired to work on the Witherspoon-Jackson historic district.

MEMBER REPORTS

R. von Zumbusch handed out a copy of a brochure about the Millstone Scenic Byway and stated that the Byway meeting is scheduled for April 18th.

OTHER

E. Kim asked if it was possible to change the meeting date in August to August 17th. After a brief discussion the board members were not opposed to changing the meeting date, Ms. Kim was advised that a sunshine notice changing the meeting date would need to be prepared if the meeting date is changed from August 10th to the 17th.

Being that there was no other business before the board, motion was made by D. Schure and C. Tazelaar seconded the motion to adjourn the meeting at 6:30 pm. Motion carried.

Respectfully submitted,



Kerry A. Philip
Secretary