

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Regular Meeting

May 11, 2015

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, May 11, 2015 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
Elric Endersby
Shirley Satterfield
David Schure
Roger Shatzkin (4:05)
Cecelia Tazelaar
Robert von Zumbusch

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

ANNOUNCEMENTS

Chairperson Capozzoli stated that H. Kuskin resigned from the Commission. C. Kurtz Gowen is moving from the area but will stay on throughout the CLG process.

MINUTES

- a) April 13, 2015 – Motion was made by C. Tazelaar and R. von Zumbusch seconded the motion to approve the minutes as amended. The vote was 7-0 of those eligible to vote. Motion carried.

R. von Zumbusch recused himself from the following proposal.

APPLICATIONS

- a) Trinity Church
33 Mercer Street
Administrative Waiver
- New Skylight, A/C Louvers, and Geothermal Field
Mercer Hill Historic District

E. Kim summarized the Historic Preservation Officer's report and stated that the applicant's concept plan was presented several months ago and that the lighting from the skylight was brought up as a concern.

Mark Solomon, Esq., legal counsel for the applicant, stated that the proposal is for a skylight, geothermal field and two louvers. Chairperson Capozzoli asked about the lighting within the skylight. Phillip Scott, architect for the applicant, stated that uplights and downlights were proposed inside of the skylight, the applicant changed the plan and are proposing downlighting only. Lighting will be LED and will be dimmable and only used at night. The skylight will not be brightly lit.

Chairperson Capozzoli questioned which plantings are proposed for removal for the geothermal field. Mr. Scott stated that shrubs, some boxwoods, hydrangeas and convex holly will be removed but they will be replanted or replaced after construction. He stated that if the plantings do not survive they will be replaced. E. Kim asked the applicant to provide a list of the new plantings that will be replacing those to be removed. Mr. Scott stated that a note will be added to the plans.

The applicant was asked to describe the material for the new skylight. Mr. Scott stated that the skylight will have a wood frame and metal cladding with clear glass (e-glass) with some operating with a tilt.

C. Tazelaar stated that she would like to have seen samples provided to HPC for their evaluation such as window wells; she recommended a subcommittee to review these details if necessary. She stated she was satisfied with the submission and asked for a guarantee that the plantings will remain. She also requested that the applicant revise their plan to include all recommendations within the HPC Officer's report.

Council Liaison Butler asked if neighboring property owners should be notified prior to drilling for the geothermal wells. Mr. Solomon stated that no neighbors will be impacted.

Motion was made by D. Schure to recommend approval, S. Satterfield seconded the motion with the following recommendations.

1. The applicant should provide a list of the proposed plantings that will replace those plants removed; add to Sheet #A-5.
2. A note should be added to guarantee that the plant material will survive for two (2) years; add to Sheet #A-5.
3. The applicant was asked to revise their plan to include all recommendations within the HPC Officer's report.

The vote was 6-0 in favor. Motion carried.

For: Capozzoli, Endersby, Satterfield, Schure, Shatzkin, Tazelaar

Against: None

Abstain: None

R. von Zumbusch returned to the meeting.

- a) Palmer Square Management, LLC
Minor Site Plan, Historic Preservation Plan with variances
Central Historic District

E. Kim summarized the Historic Preservation Officer's report and stated that the proposal is for an updated signage package in and around Palmer Square for pedestrians and vehicles. Also proposed is a replacement of the kiosk awning and installation of seasonal banners along Nassau Street.

Thomas Letizia, Esq., legal counsel for the applicant, stated that the proposal is a minor site plan for new signage within Palmer Square and historic preservation plan approval is required because some signs are within the central historic district. Twenty-six (26) signs are proposed but a majority of these are replacements. Twelve signs are located within the historic district. The Site Plan Review Advisory Board (SPRAB) waived their review for the signs outside of the historic district therefore HPC will be reviewing the entire project. The proposed signage is for identification, way-finding for pedestrians and parking.

Mr. Letizia stated that there are a variety of sign types and the variances associated with the proposal were identified. Corner signage requires variances because the current ordinance does not provide for such signage. The signage area on the kiosk is smaller than what exists therefore they do not feel that a variance is required. Mr. Letizia stated that pedestrian information signs require variances but they are smaller therefore they do not believe variances are required. Sign #310 is a replacement sign and it is smaller than what exists therefore they do not feel that a variance is needed. Parking information signs are noted to require a variance but the text is the only change therefore they do not feel this is required.

Glen Swantec, Merje Design, stated that the identification signs raise the presence of Palmer Square along Nassau and Hulfish Streets. Aluminum cast plaques are proposed for the corner signage. A temporary seasonal banner is proposed on an existing pole and is intended to be at the formal main entry to Palmer Square on Nassau Street. A new parking sign will be on the same pole as the banner, R. Shatzkin stated that the packet of photographs do not show this properly. Upgrading the street signs are proposed on Nassau Street and Palmer Square East. The materials for the street signs will be fully reflective, they will also have some decorative features along with a larger font for higher visibility. The sign will be positioned to one side instead of centered on the pole. Existing map directories are being replaced with an upgraded map. The new directories will be smaller, 3.4 sf are the proposed size whereas 4 sf exists. These signs will be internally illuminated. A double-sided events board is proposed near the chess tables which is a tool for pedestrians about promotions and upcoming events within Palmer Square.

Historic information about Palmer Square is proposed for Sign #204. S. Satterfield stated that sign #204 should provide the history of Baker Street as being where African Americans lived and the sign should be closer to the park and not within the parking garage. Anita Fresolone, Palmer Square public relations, stated that a three-sided sign was considered near the chess tables to include the history. C. Tazelaar recommended that sign #204 be relocated in the archway going towards John Street so that the sign is more visible. For Palmer Square activities, another option would be to include this information on a sign within the parking garages. R. von Zumbusch stated that subcommittee review would be beneficial.

David Newton, applicant, stated that they are replacing the lettering on the facades of the parking garages on Hulfish and Chambers.

E. Endersby stated that the lettering and the font is too small for the kiosk signage. Mr. Swantec stated that the lettering is consistent with the Palmer Square signs. Mr. Letizia stated that a variance would be needed if the sign area is increased.

C. Tazelaar asked if the corner signs are needed because there are other visual queues and recommended they be eliminated.

Chairman Capozzoli requested that the applicant make it clear about what signage is being replaced and what signage is new.

R. von Zumbusch stated that he does not feel that the design of the brackets and finials for the signs is a good design because minimal impact is needed in historic districts. The "P" parking signs can be simpler in design and the street signs throughout the town should be unified. The signs in Palmer Square are different than the rest of the town.

C. Tazelaar stated that she feels it is reasonable to do subtle signage to identify that they are Palmer Square. There are many signs proposed but the applicant owns all of the buildings and it is a business enterprise within the business district therefore it is appropriate. Regarding the parking signs, there is a need for this but simplification is recommended.

The location of the event board and the design will be reviewed by the subcommittee because Commission members felt that the location proposed may not be the best location. The signage for the kiosk is acceptable. The garage signage is acceptable. The detail for the events/history panel should be simplified. The banner signage is acceptable. The street signs should be the same as what is throughout the town. Mr. Swantec stated that the applicant is willing to use the same street signs used by the town for consistency. E. Kim advised that the town has a street sign template.

Regarding the building corner signs, Commission discussion took place and signs #104 and #105 are recommended for elimination. Most members feel that the corner signs are not necessary. The "P" (parking) sign will be placed under the banner sign on Nassau Street. The parking information signs are nicely done with the insert changes. Mr. Newton stated that he encourages the municipality to look at the municipal signs on Nassau Street for possible elimination to clean up the large amount of signage in this area.

R. von Zumbusch stated that for sign #304 the bracket and ball should be eliminated. C. Tazelaar agreed that the curved lineal and ball are incompatible with the historic district.

E. Endersby stated the design of the signage is not his first choice but he does not want every sign in Princeton to be the same. The proposed package is branding but the applicant has listened and made changes since our discussions.

S. Satterfield stated that she wishes to keep the history of this section of Princeton and asked to be on the subcommittee.

Motion was made by R. von Zumbusch and D. Schure seconded to recommend approval of the minor site plan application with variances to the Planning Board with the following recommendations.

1. For consistency, the street signs should be revised with the same standards that are used throughout the town.
2. The applicant was asked to provide detail for each section proposed with street signage.
3. A round pole was requested for the street sign and a square pole for the remaining poles.
4. Simplify and modify the signs without a decorative bracket and finial.
5. Elimination of two corner plaques #104 and #105.
6. Encourage the municipality to remove any extraneous/unnecessary signage to reduce the amount of signs within Palmer Square.

The following members were appointed to the subcommittee: Satterfield, Endersby and Shatzkin as the alternate.

The vote was 7-0 in favor. Motion carried.

For: Capozzoli, Endersby, Satterfield, Schure, Shatzkin, Tazelaar, von Zumbusch

Against: None

Abstain: None

DISCUSSION

- a) Witherspoon-Jackson Street Neighborhood Historic District RFP - E. Kim stated that she is working on the RFP and letters of eligibility are needed from the State. S. Satterfield was asked to update the history of this area within the next few days for inclusion in the RFP package.
- b) CLG - E. Kim asked that all members provide a copy of their resume.
- c) 2015 Historic Preservation Priority Projects - no discussion took place

PUBLIC COMMENT

Kip Cherry, resident, asked to speak about 31-33 Lytle Street. She handed out a draft resolution for consideration pertaining to a connection to the community garden. She stated that an easement is needed and this can be paid for by using open space monies.

Chairman Capozzoli stated that the resolution prepared by the Commission was clear about preservation of the property. Financing the project is not a historic preservation issue. She asked that a Commission member attend the Council meeting when this matter is scheduled. S. Satterfield and C. Tazelaar stated that they will attend.

STAFF REPORTS

E. Kim provided updated information about Crown Castle. She advised that the Municipal Engineer (R. Kiser) and Crown Castle representatives met with the residents on Olden Lane and

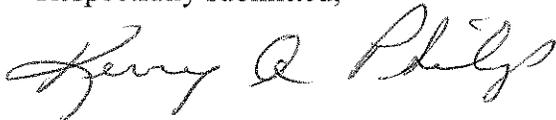
discussed alternate viable locations. The applicant advised that they would like to present this before SHPO prior to returning before HPC in June.

MEMBER REPORTS

R. von Zumbusch stated that Mr. Ortego from Princeton University will be making a presentation about the Lake Carnegie dam repair at the Kingston Fire House on June 2nd.

Being that there was no other business before the Commission, the meeting adjourned at 7:15 pm.

Respectfully submitted,



Kerry A. Philip
Recording Secretary