

DRAFT

HISTORIC PRESERVATION REVIEW COMMITTEE

Regular Monthly Meeting No. 293

Wednesday, December 12, 2007

MINUTES

The regular meeting of the Historic Preservation Review Committee (HPRC) was convened at 7:30 PM in the Conference Room in Borough Hall. Nora Kerr, Vice-Chairperson, opened the meeting in accordance with the New Jersey Open Public Meetings Act, Section 5, Chapter 231, P.L. 275 by reading the following statement

In conformance with the requirements of the Law, Notice was provided of the date, time and location of this regular meeting by posting a copy of the adopted Schedule of Regular Meetings in the Borough Hall, by mailing copies to the Trenton Times, Princeton Packet, and by filing a copy in the Office of the Clerk of Princeton Borough. Adequate notice was provided to the public and to all parties concerned.

Members Jane Faggen, William Howard, Nora Kerr, and Kirsten Thoft, were present. Derek Bridger, Historic Preservation Officer and Danielle Britton, Administrative Assistant, were also present. HPRC members Kathleen Abplanalp, James Constantine, Jeanne Perantoni, Cecelia Tazelaar and Regan Tudor were not present.

APPROVAL OF MINUTES

B. Howard moved that the Minutes for HPRC meeting #291, October 3, 2007, be approved as presented. K. Thoft seconded and the motion was approved. N. Kerr noted several typographical errors and suggested changes to clarify the committee's actions regarding the Einstein Alley project as reflected in the Minutes for HPRC meeting #292, November 15, 2007. J. Faggen moved to approve the Minutes for HPRC meeting #292 as amended. B. Howard seconded and the motion was approved.

ADMINISTRATIVE WAIVERS

**4 Nassau Street, Block 19.01, Lot 2
CB Zone/Central Historic Overlay District
2-4 Nassau LLC, (N.T Callaway) Owner/Applicant
Stucco of existing brick chimney**

This application was for approval to apply stucco on an existing brick chimney. This chimney is deteriorating and the applicant was anxious to make repairs to secure the chimney for the winter.

Approved by J. Perantoni, November 11, 2007

**95 Mercer Street, Block 36.01, Lot 12
R1 Zone/Mercer Hill Historic Overlay District
Princeton Theological Seminary, Owner/Applicant
Window replacement, placement of two windows**

This application was for approval to replace existing windows with Marvin simulated divided-lite windows. The proposed divided lites are very similar to the existing. After reviewing the windows J. Perantoni approved the submission but asked that another Board member also review this application. C. Tazelaar visited the site and concurred with J. Perantoni's approval.

Approved by J. Perantoni, November 19, 2007
Approved by C.Tazelaar, November 28, 2007

**110 Nassau Street, Block 27.01, Lot 36
CB Zone/Central Historic Overlay District
Jakes on Nassau, Applicant
Princeton International Properties/ Owner
Main business sign**

This application was for approval of a business sign. Main business sign was approved.

Approved by J. Perantoni, November 28, 2007

HEARINGS

**180 Nassau Street; Block 28.01, Lot 19 CBD/CHD
WLB of New Jersey/ Owner
Carolines, L.L.C. d/b/a Cox's Market/Applicant
Request for amendment of previously approved Historic Preservation Plan to allow for
change of materials and outdoor dining area.
Request for Historic Preservation Plan Approval of additional main business sign.**

D. Bridger's memorandum of December 4, 2007 explained that this application was being made to amend previously approved Historic Preservation Plan Approval (Administrative Waiver) for exterior façade improvements to a new restaurant and new design features for a proposed outdoor dining area. The restaurant, now known as the Calico Grill is located adjacent to the public parking lot behind Nassau Street and between Park Place. The applicant is also seeking Historic Preservation Plan Approval to allow a second main business sign, which requires variance relief.

D. Bridger described the design features that were previously approved (exterior lighting fixtures, pavers, fencing, planters, signage, awning). The applicant installed different design features than those noted above. Photographs of the different design features were presented. It was noted that the name of the restaurant has also changed since the initial application for approval. The design of the main business sign is remaining as approved (oval).

The applicant introduced two new design elements in conjunction with the outdoor dining area, which require Historic Preservation Plan Review. Two steel bollards were installed to provide a safety barrier along the north elevation separating the parking lot from the outdoor dining area. An outdoor dining area consisting of two tables for two and two tables for four is proposed. The applicant intends to use the furniture that is utilized in the interior main dining room. The furniture will be brought inside at night.

D. Bridger noted that there are trash and recycling issues yet to be resolved, which require Borough Council approval because the dumpsters are located on public property.

Marguerite Heap, owner, stated that the decision to change/substitute various materials and design elements occurred while renovations were being made. The applicant further stated that it was never their intention to deliberately ignore the HPRC's approved plan. The originally approved features such as paver color, fence height and style, and exterior lighting fixtures did not appear to complement the overall building color and design and were changed without HPRC approval during the construction process. The bollards were installed for safety. The applicant has decided not to install an awning over the dining area at this time.

K. Thoft noted that the choices of paver color and lighting fixtures appear to blend well with the restaurant facade. The Committee was in general agreement that the fence height change was logical and appropriate. K. Thoft did not think the planter boxes, as they were installed, detracted from the appearance of the outdoor eating area.

J. Faggen questioned the lack of communication between the HPRC officer and the applicant. Mac Rawley, architect for the applicant, stated that felt there was never a lack of communication and accepted full responsibility for making field changes without consulting D. Bridger.

N. Kerr noted that if the original application had come before the HPRC with these new design elements, she would have deemed them acceptable.

J. Faggen again discussed her concern with what she perceives as a breakdown in the application process. She feels strongly that it is an unacceptable precedent to approve changes that were made without authorization and feels that the HPRC is being placed in an awkward position.

M. Rawley noted that there is a perception that the approval process can be quite lengthy and that might contribute to a reluctance on the part of an applicant to come back to the Committee for amendments to plan approvals. The Committee noted in general that they always attempted to be as flexible as possible to work with applicants and discussed the existing process for sub-committee review of such amendments, etc.

There was no public comment

- Ø **ACTION:** J. Faggen moved that the Committee accept the modifications to the original historic preservation plan that have been presented at this meeting. However, the Committee further noted that this unusual situation should not be viewed as precedent setting and approval for such changes must be sought before field changes are made. B. Howard seconded the motion and motion was approved unanimously.

The applicant is requesting an additional main business sign. The existing main business sign is located next to the entrance of the new restaurant and measures six square feet in area. M. Rawley described the proposed new sign, noting it is the same size and design as the existing but features an arrow directing attention to the restaurant's location. The total area of both signs is 12 square feet. The proposed location of the sign is along the western façade of the subject building close to Nassau Street. M. Rawley noted the applicant is seeking approval for a second main business sign at this location to visually direct attention to the location of Calico Grille and explained the economic necessity of identifying this business from Nassau Street, which would otherwise not be visible to pedestrian traffic. The Princeton Borough Land Use Ordinance (Section 17A-368 (a) (1) a) allows for *one main business sign* of up to 20 square feet. Variance relief is required for a *second main business sign* despite the fact that the total area of both proposed signs is 12 square feet.

There was a brief discussion regarding the replacement lettering that was installed on the main directory sign on the front of the building. M. Heap noted that the sign was put together quickly to direct attention to the new location and that minimal thought was given to its design. The Committee discussed directory sign and the possibility of creating a subcommittee to review it once a permanent design had been established.

- Ø **ACTION:** K. Thoft moved that the request for a second main business sign (six-square feet) be recommended for approval to the Zoning Board of Adjustment as submitted. A sub-Committee consisting of J. Faggen, B. Howard and K. Thoft will review the proposed directory sign design once it has been submitted. The sub-Committee will also consider approval of the existing sandwich board. J. Faggen seconded and the motion was approved unanimously.

**10 Palmer Square, Block 20.02, Lots 68 and 42
Nassau Inn Limited Partnership, Applicant/Owner
Nassau Inn Rejuvenation/Expansion
Concept Site Plan Review
Historic Preservation Plan Review**

This case was held over until the next regular meeting in January 2008 due to a lack of quorum of eligible members to hear this application.

The Committee briefly discussed the type of presentation and information that can be shared during a concept review. Palmer Square is expected to present a full-scale model of their plans at the next regular monthly meeting.

NEW BUSINESS

D. Bridger indicated that he would distribute information regarding the Department of Interior's *National Standards for Rehabilitation* at an upcoming meeting.

There was no further public comment.

At 8:10 p.m. K. Thoft motioned that the meeting be adjourned. J. Faggen seconded and the motion was approved unanimously. The next regular scheduled Historic Preservation Review Committee meeting will be held on January 9, 2008.

Respectfully submitted,

Pegi Johnson, Recording Secretary
Historic Preservation Review Committee