

APPROVED

HISTORIC PRESERVATION REVIEW COMMITTEE
Regular Monthly Meeting No. 297
Wednesday, April 2, 2008

MINUTES

The regular meeting of the Historic Preservation Review Committee (HPRC) was convened at 7:30 PM in the Conference Room in Borough Hall. Jeanne Perantoni, 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.

PRESENT: James Constantine, Jane Faggen, William Howard, Nora Kerr, Jeanne Perantoni, Carolyn Robertson, Celia Tazelaar, Kirsten Thoft, Regan C. Tudor

ABSENT: None

ALSO PRESENT: Scott Whitlock, Assistant Borough Engineer, Derek Bridger, Historic Preservation Review Officer; Danielle A. Britton, Acting Recording Secretary

APPROVAL OF MINUTES

The draft Minutes of the March 5, 2008, Meeting Number# 296 were reviewed. J. Perantoni moved to approve minutes as amended. K. Thoft seconded and motion was approved.

ADMINISTRATIVE WAIVER

12 Stockton Street, Block 37.01, Lot 54
R4 Zone/Mercer Hill Overlay District
Princeton Project 55/Owner & Applicant
Signage request
Approved, February 26, 2008- J. Perantoni

This application was approved to allow for a parking lot sign and a sign in the main entrance of the building.

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HEARINGS

**Veterans Memorial Bench, Block 37.01, Lot 66
Corner of Mercer and Nassau Street
Borough of Princeton/Owner & Applicant
Courtesy review of Historic Preservation Plan
Review of proposed lighting illumination plan**

D. Bridger addressed the Committee regarding an application made as a courtesy to the Historic Preservation Review Committee for a proposed lighting and illumination of the Veterans Memorial Bench and flagpole. The subject property is located at the corner of Mercer and Nassau Street and is in the Mercer Hill Historic Overlay-Zone, which runs along Kings Highway. The applicant is proposing four Hydrel LED (light emitting diode) light fixtures and four spotlights to illuminate the flagpoles located on each side of the rear of the monument bench. The lights are spotlights and have an aluminum finish.

Mr. Scott Whitlock, Assistant Borough Engineer, addressed the Committee with details of the application:

► **FLAG LIGHTS¹:**

- Lights on each flag totaling four in-ground lights.
- Borough to use 22 watt LED lights for easier maintenance and energy efficiency.
- Conduit (3/4") to be installed underground.

► **BENCH LIGHTS:**

- Rear of bench to have four spotlights placed around the "planting" bed.
- Small spot lights approximately 8" in height.
- Backlights to have a narrow beam.
- 100-amp metal cabinet panel with integrated ammeter to be installed on the outside.

The Committee expressed concern regarding a possible increase in energy utilization. The Committee discussed the current energy crisis, and recommended to utilize the most progressive sustainable energy through the purchase of all LED fixtures or postpone the illumination of the Veterans Memorial bench and flagpole until the crisis has ended. The Committee also suggested the use of a timer for lighting to turn off automatically after 12 midnight.

DISCUSSIONS:

CLG Grant Application

D. Bridger provided the Committee with professional service bids from Westfield Architect & Preservation Consultants, and John Milner Associates Inc. received on March 31, 2008. Submission of the CLG Grant Application is due April 25, 2008.

¹ Federal regulation (*PUBLIC LAW 94 – 344; Section 2*) requires the American flag to be displayed from sunrise to sunset with properly illuminated during the hours of darkness.¹

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The Committee agreed that on Friday, April 14, 2008 the subcommittee will reconvene to further discuss and gather all grant information necessary to complete the application. The subcommittee will also review in detail the draft application provided by N. Kerr.

D. Bridger updated the Committee on the 2006 grant application rating scores and noted that he was informed by George Chidley, the State CLG coordinator, that the previous rating scores from the old application were not relevant. The new guidelines instituted in the 2007/2008 CLG Grant Application weigh the various sections of the application differently than the previous application. The Committee discussed the various grant selection criteria to be addressed in the application. D. Bridger noted that the borough has opted not to seek state plan endorsement of its Master Plan. The CLG grant application gives additional weight to applications that have state plan endorsement.

The Committee agreed that the application proposal should include endorsements from selected public officials and local organizations within the borough.

Discussion of Department of Interior-National Rehabilitation Standards

Kirsten Thoft updated the committee on her ongoing research into design standards. She noted that in the past it has been stated that the HPRC Standards are intentionally vague and recalled that this became an issue when the proposed western district was discussed. K. Thoft questioned whether the design standards should be design standards or whether they should be formally adopted as part of the HPRC ordinance. She stated that one of the goals of any standards should be to foster a sense of ownership to ensure that residents in historic districts buy into the notion of historic preservation as a positive tool to maintain neighborhood character and value.

K. Thoft detailed the following points as areas that are worthy of further research:

1. HPRC to consider developing design standards that address common issues such as window types
2. HPRC to make explicit efforts to assure the public that the review process is not a subjective process but rather a transparent one
3. Applicants to be informed in advance of the HPRC's decisions on selected past applications so that they are aware in advance of precedents
4. HPRC to continue to pursue the development of design standards

K. Thoft noted that the proposed buffer district if adopted would have more stringent guidelines than the existing historic overlay districts. J. Perantoni stated that the research was important and should continue whether it led to a public ordinance or design standards or remained an informal tool for the committee to utilize. Celia Tazelaar commented that (1) if the standards were an internal document they should not be distributed to the public and that (2) ultimately if the standards were to have any power or effect they should become a part of the HPRC ordinance.

There was no public comment.

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OTHER BUSINESS:

At 9:05 p.m., J. Perantoni moved the meeting to be adjourned. K. Thoft seconded. Motion was approved unanimously.

The next regular scheduled Historic Preservation Review Committee meeting will be held on May 7, 2008 at 7:30 p.m. in Princeton Borough Hall, East Conference Room.

Respectfully submitted,

Danielle A. Britton
Recording Secretary