

APPROVED

HISTORIC PRESERVATION REVIEW COMMITTEE
Regular Monthly Meeting No. 298
Wednesday, May 7, 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. N. Kerr 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: Jane Faggen, Nora Kerr, Celia Tazelaar, and Regan Tuder

ABSENT: James Constantine, William Howard, Jeanne Perantoni, Carolyn Robertson, and Kirsten Thoft

ALSO PRESENT: Derek Bridger, Historic Preservation Review Officer

ADMINISTRATIVE WAIVER

26 Nassau Street; Block 19.03, Lot 37; CB Zone /Central Historic Overlay District
Nassau Christian Center; applicant
Replacement of protective glass covering of stained glass window
Minor change to approved waiver (October, 2007)
Approved, April 24, 2008- J. Perantoni

This application was approved to allow for a modification to the original plan that called for the lead air vents to be painted brown. The applicant has requested that the vents be allowed to remain their natural color (lead gray).

HEARINGS

39-43 Witherspoon Street; Block 27.02, Lot 68, CBD Zone/CHD
CKT Enterprises L.L.C. / Owner & Applicant
Historic Preservation Plan approval of proposed one-story addition to an existing prior non-complying joint occupancy building

D. Bridger addressed the Committee and described the application for Historic Preservation Plan Review of a minor site plan with variances to allow for a one-story addition to an existing prior non-complying joint-occupancy building in the Central Business District.

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D. Bridger read from his memo dated May 13, 2008 and described the subject property, which is located on the corner of Spring and Witherspoon Streets next to the Albert Hinds Plaza and the Princeton Regional Public Library. Tax records indicate the structure was built in 1880, and consists of a restaurant (Sakura Express) and two retail stores (The Place to Bread and Village Silver) located on the first floor.

There are also three apartments, one each located on the first, second, and third floors. The applicant proposes to construct a one-story, 166 sq. ft. addition to the northern elevation of the subject property to enclose the rear area so that trash and recycle storage stored there are not visible from the plaza. The proposed one-story addition features a parapet wall, which will shield two rooftop air conditioning condensers. The addition includes one door to be located on the western elevation, and a second door on the eastern elevation. The interior of addition will be constructed with fire-retardant material.

Mr. William Wolfe, architect for the applicant, addressed the committee, provided photographs of the existing conditions, and described landscaping, design features and materials. W. Wolfe noted the addition would be sided with Hardie-plank a synthetic wood material, which is maintenance free. The proposed trim for the addition will match the existing trim. The addition proposes two-panel front and rear doors, which will be constructed out of fiberglass or steel and will match the existing entry door to the apartment. The addition is located on Witherspoon Street between the *Sakura Sushi* and *A Place to Bead*. The rain gutters and leaders will match those existing. W. Wolfe noted the parapet wall on the addition is to follow the design detail on the upper floors, and will shield the roof top air-conditioning condensers from public view. Grease barrel storage will be located along the rear elevation and will be shielded by a board-on-board Hardie-plank fence. All of the fencing will be painted to match the color of the existing building. Garbage collection will be located behind a 6 ft. fence on the Spring Street elevation. The fence/trash enclosure will be comprised of a Hardie-plank board on board fence.

There was general discussion about the trash storage area to be located on the Spring Street elevation. W. Wolfe explained that this area would serve as the storage area for the trash and recycling from the three apartments. The Committee expressed concern about trash odors, and questioned whether an unintended consequence of the placement of the trash enclosure area so close to the public sidewalk would be used by the general public. Mr. Tom Tsai, the applicant, noted that garbage is picked up twice-a-week in this district during mid-day, and expressed concern regarding whether or not the trash company would pick up the garbage from the enclosure.

The Committee discussed lowering the proposed height of the trash enclosure and the installation of a roof so that the enclosure would be less noticeable.

There was no public comment.

Ø **ACTION.** C. Tazelaar moved to recommend (1) approval of the application as a minor site plan, and (2) approval of the Historic Preservation Plan as presented with conditions that the trash enclosure be lowered so that it was less obtrusive and that a roof detail be added. R. Tudor seconded and the motion passed unanimously.

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A sub-committee consisting of N. Kerr, C. Tazelaar and R. Tuder was charged with reviewing any design changes to the trash enclosure proposed for the Spring Street elevation.

OTHER BUSINESS:

The Committee discussed a recent bulletin from the State Historic Preservation Office regarding Senate Concurrent Resolution #88, which if approved, would amend the NJ State Constitution to dedicate water consumption and diversion user fee revenue for open space and farmland preservation. This bill does not include funding for historic preservation, which is a departure from the State's 20 year history of funding historic preservation through this source. If the resolution and a companion resolution yet to be introduced from the assembly are successful this item can be placed on the November 2008 ballot without a gubernatorial signature. If this ballot question passes it will mean the end of state funding for historic preservation in New Jersey.

J. Faggen motioned that a letter be send on behalf of the HPRC in support of maintaining this source of funding for historic preservation. Celia Tazelaar seconded and the motion passed unanimously.

There was no public comment.

At 9:30 p.m., N. Kerr moved that the meeting be adjourned. Regan Tuder seconded. Motion was approved unanimously.

The next regular scheduled Historic Preservation Review Committee meeting will be held on June 11, 2008 at 7:30 p.m. in Princeton Borough Hall, East Conference Room.

Respectfully submitted,

Danielle A. Britton, Recording Secretary