

APPROVED

**HISTORIC PRESERVATION REVIEW COMMITTEE
Regular Monthly Meeting No. 300
Wednesday, July 9, 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. J. Perantoni 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, Jeanne Perantoni, and Kirsten Thoft
(Quorum)

ABSENT: James Constantine, William Howard, Carolyn Robertson, Celia Tazelaar, and Regan Tudor

ALSO PRESENT: Derek Bridger, Historic Preservation Officer, Danielle Britton, Recording Secretary.

ADMINISTRATIVE WAIVER

**343 Nassau Street, Block: 53.01, Lot: 80
Mike Trofe JVS/ Remax of Princeton/Applicant
NB Zone/ Jugtown Historic District Overlay Zone
Awning and signage request
Approved- May 14, 2008- J. Perantoni**

**35 Palmer Square West, Block: 20.03, Lot: 87
Gabrielle Carbone, & Matthew Errico -Bent Spoon/ Applicants
CBD Zone, Central Historic Overlay District
Air conditioning condenser placement request
Approved-May 16, 2008- J. Perantoni**

**26 Library Place, Block: 36.02, Lot: 5
Princeton Theological Seminary/Applicant
E4 Zone, Mercer Hill Historic Overlay District
Reconstruction of rear porch, window replacement, placement of four air conditioning condensers.
Approved- May 24, 2008- J. Perantoni**

APPROVED

15 Witherspoon Street, Block: 27.01, Lot: 4.01
Godfrey Fitzgerald Salon/Applicant
CBD Zone, Central Historic Overlay District
Main business sign request
Approved- June 3, 2008- J. Perantoni

2-4 Nassau Street, Block:19.01, Lot: 2
Callaway Real Estate/Applicant
CBD Zone, Central Historic Overlay District
Masonry repair and window replacement
Approved- June 3, 2008- J. Perantoni

30 Witherspoon Street, Block: 20.01, Lot: 31
Ron Bzdewka/House of Cupcakes/ Applicant
CBD Zone, Central Historic Overlay District
Awning and signage request
Approved- June 23, 2008- J. Perantoni

174-178 Nassau Street, Block: 28.01, Lot: 20
First Church of Christ Science, Scientist/Applicant
CBD Zone, Central Historic Overlay District
Placement of two air condensers
Approved-with suggested changes-June 23, 2008- J. Perantoni

33 Witherspoon Street, Block: 27.01, Lot: 9
Kinlin Group GMAC Real Estate/Applicant
CBD Zone, Central Historic Overlay District
Main business sign request
Denied-June 23, 2008-J. Perantoni

HEARINGS

20 Nassau Street; Block 20.02, Lot 19 & 20, CBD Zone/CHD
20 Nassau St. Professional Building LLC/ Owner & Applicant
Historic Preservation Plan approval of window replacement and related masonry repairs along the Chambers Street elevation.

In attendance for the application were Timothy Reef, Property Manager, and Richard E. Scott, Building Agent.

D. Bridger addressed the Committee and read from his June 25, 2008 memo. He noted the application requests approval for the replacement of all existing wood windows on the three-story portion of the subject building along the Chambers Street elevation. The subject property is comprised of two interconnected buildings; a five-story structure on Nassau Street, which was built in the early 1920's and was initially used as a dormitory for Princeton University and a

APPROVED

three-story section on Chambers Street constructed in 1947 by Packard Automobiles for the assembly and storage of automobiles. The first floor is currently used for retail use and the upper floors are utilized for office use. The application also requests approval for the replacement of the lintels and associated masonry repairs needed as a result of water damage. The existing steel windows along this façade are to be repaired and repainted. There are 29 six-over-one double hung windows and 46 lintels, which are to be replaced along the three-story section of Chambers Street.

T. Reef addressed the committee and provided photos of the existing conditions and discussed details of the proposed plan. He noted the existing water damage was caused by prior sealing of the weep-holes in the masonry walls, which created water-related maintenance issues and contributed to the deterioration of the brickwork. The water damage caused rust jacking and rusting to the lintels. T. Reef detailed the lintel replacement plans and associated replacement of the damaged brick around the lintels.

T. Reef noted that proposed window replacements are the Pella 850 Series Endura aluminum clad double hung windows. The proposed replacement windows, which are very similar in dimension to the existing windows, feature a three-layer simulated divided light grill system. The exterior aluminum cladding of the windows would be dyed in the factory. The proposed color is Poplar White, which is similar to the existing pale yellow color. The remaining 14 steel windows would be repainted and repaired. T. Reef explained that a scaffolding system would be set up on the roof and that protective scaffolding would be set up to protect the sidewalk below. The project will be coordinated with the Police and Engineering department to protect public safety.

The Committee discussed placing a phantom window in the third floor area where an existing window had been bricked over. T. Reef noted that there were bathrooms on the other side and that replacing the window would require costly and extensive interior alterations. The Committee also discussed the various colors of brick existing in the wall. After an extended discussion the committee suggested that the replacement brick and mortar should be selected to match the blend of brick present on the first and second story of the building.

There was no public comment.

ACTION. K. Theft moved to recommend approval of the Historic Preservation Plan. N. Kerr seconded the motion. The motion passed unanimously. A sub-committee consisting of Jane Faggen, Nora Kerr, and Kirsten Thoft will meet onsite to review the final brick and mortar selection to match the existing brick as close as possible.

APPROVED

CONTINUING EDUCATION:

On June 4, 2008, D. Bridger, J. Constantine, J. Faggen, J. Perantoni, and K. Thoft attended the New Jersey Historic Preservation Conference that was held at Rutgers, The State University of New Jersey, College Avenue Campus.

This one-day seminar entitled, "The New American Standard" discussed six topics:

Session 1: Sustainable and Authentic

Session 2: Disaster Preparation and Recovery

Session 3: Debunking Preservation Myths

Session 4: Adaptability of Historic Building-Feasibility Assessment for Reuse

Session 5: Adaptive Use Success Stories

Session 6: Brownfield Remediation and Historic Preservation

There being no public comment at 8:45 p.m., J. Perantoni moved that the meeting be adjourned. K. Thoft seconded. Motion approved unanimously.

The next regular scheduled Historic Preservation Review Committee meeting will be held on August 6, 2008 at 7:30 p.m. in Princeton Borough Hall, East Conference Room.

Respectfully submitted,

Danielle A. Britton, Recording Secretary