

APPROVED

**HISTORIC PRESERVATION REVIEW COMMITTEE  
Special Meeting Monthly Meeting No. 304  
Wednesday, September 24, 2008**

**MINUTES**

This special meeting of the Historic Preservation Review Committee (HPRC) was convened at 7:30 PM in the Multi-Purpose Conference Room in Borough Hall. Jeanne 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, Kirsten Thoft, and Regan Tudor

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

**ALSO PRESENT:** Derek Bridger, Historic Preservation Review Officer; Danielle A. Britton, Recording Secretary

**HEARINGS**

**10 Palmer Square, Block 20.02, Lots 68 and 42  
Nassau Inn Limited Partnership/Applicant & Owner  
Nassau Inn Rejuvenation/Expansion  
Preliminary and Final Site Plan Review  
Historic Preservation Plan Review  
CBD Zone/Central Historic Overlay Zone**

D. Bridger addressed the Committee and read from his staff report detailing the preliminary and final major site-plan and related Historic Preservation Plan application for the proposed expansion and rejuvenation of the Nassau Inn. The proposed plan includes a six-story expansion of the Inn along Hulfish Street, the demolition of the one-story building on Palmer Square West (Lindt Chocolate building) with the corresponding construction of a new three story building (9,000 sq. ft.) in its place. The development of an outdoor dining area located to the south of the Lindt Chocolate building is also proposed. The development plans include the renovation/remodeling of 84 existing guest rooms into 52 new larger guest rooms in the area of the hotel known as the Colonial Wing. There is no expansion proposed for the Colonial Wing, but rather the existing rooms are being converted to larger rooms in order to meet current market demands. The total number of rooms in the Nassau Inn when the project is complete will be 211 which are eight more than the existing total of 203.

The applicant had appeared before the Committee on January 9, 2009 for a concept review. The

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Committee outlined concerns and recommendations, which were presented in a memorandum to the Regional Planning Board on January 17, 2008. D. Bridger noted that the applicant had been provided with the memorandum and had addressed the items of concern identified by the Committee. The application requires the following variances:

1. Section 17A-317 to permit a maximum building height of 66.85 feet where 65 feet is permitted.
2. Section 17A-310 to permit a maximum six-story building where five-stories are permitted.
3. Section 17A-316, which requires 69 parking spaces for the Nassau Inn expansion and proposed retail uses and proposed eating and drinking uses where no new parking spaces are proposed.

In attendance for the applicant were Mr. Thomas Letizia, Esq.; Mr. Thomas S. Perrino, Architect, Spiezle Architect Group; Mr. Tom O'Shea, Engineer; Mr. Frank O'Reilly, Assistant Manager of Nassau Inn; Ms. Lori Rabon, Manager of Nassau Inn; and Mr. George Jacquemart, Traffic Engineer, BFJ Planning.

T. Letizia addressed the Committee and discussed the nature of the application. He noted the development would be constructed in three phases. The proposed plan would include a six-story expansion of the Nassau Inn along Hulfish Street. The first floor is comprised of retail and a loading dock/trash and recycling area. The second floor consists of ballroom/conference areas and the remaining four floors will feature ten new guest rooms on each floor. The one-story building along Palmer Square West (the Lindt Chocolate building) would be demolished and reconstructed as a new three-story, 9,000 sq. ft. building that would feature outdoor dining located at the south elevation of the Lindt Building. The plan also calls for the renovation / remodeling of 84 current guestrooms into 52 in the Colonial Wing side.

T. Letizia introduced Mr. Thomas Perrino, Architect, Spiezle Architectural Group. T. Perrino addressed the Committee and provided a PowerPoint presentation that included revisions to the design features in response to recommendations provided by the Committee.

T. Perrino provided material samples and discussed the proposed building materials that would be utilized. The Hulfish Street six-story addition will utilize metal roofing on the first floor similar in color to the green metal roofing present on the Palmer Square East façade. The retail and ballroom sections (floors one and two) of the new structure will feature a stone veneer, which matches stone on the existing Yankee Doodle Tap Room tavern. The third and fourth floors of this building are sided with natural cedar shakes. The roofing material on the proposed mansard roof consists of fiberglass shingles, which will match the proposed roofing material on the Lindt Chocolate addition.

T. Perrino noted that the Committee had requested that the dormers on the fifth and sixth floors

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be redesigned so as to lessen their impact on the streetscape and reduce their mass. In response, the dormers on the fifth floor were reduced in scale and redesigned to a shed-style dormer. The dormers on the sixth floor were revised to a gable dormer similar to adjacent buildings on Hulfish Street. Despite the recommendation from the Committee to decrease the slope of the mansard roof to lessen the impact of the height of the building, the applicant decided to keep the mansard roof. T. Perrino noted that the applicant explored decreasing the roof slope; however, any further reduction would lessen the amount of useable space for guest rooms on the upper two floors and the applicant needs the additional rooms.

The Committee expressed concern about the possible noise mitigation from the garage door/loading dock area. T. Perrino commented that the proposed special insulated garage door opener has been designed with a Motor Vibration Isolation System, which limits the amount of noise produced by the unit.

T. Perrino produced computer-generated shadow studies to address the Committee's concern about the "shadow effect" the proposed addition would have on the opposite side of Hulfish Street. The studies illustrated the existing and proposed conditions for March, June, October, and December.

T. Perrino detailed the proposed outdoor dining area and noted that the proposed quarried stonework on the retaining walls would match the existing stonework on the Tap Room façade. The new plaza area will consist of bluestone pavers similar to material found throughout Palmer Square. The applicant is proposing plantings abutting the eastern wall. The Committee had suggested that the applicant explore the use of additional planting or a water element to soften the retaining wall leading to the Tap Room. T. Perrino replied that the applicant plans to install a decorative wrought iron-fence along the top wall and will use either additional plantings or a possible water feature to soften it.

George Jaquemart, Traffic Engineer, BJB Consultants addressed the committee and provided additional information about the Inn's parking plan in response to questions from Orth Rodgers Associates, the Borough's traffic consultant. G. Jaquemart presented actual parking data based on attendance records for both the hotel and special events. He described how the shared parking worked with the various uses utilizing the Chambers Street and Hulfish Street Garages. An ingress/egress chart was presented to demonstrate how trucks would make deliveries to the new enclosed loading dock on Hulfish Street. G. Jaquemart presented plans illustrating the Nassau Inn's valet parking program. He commented that valet parking is occasionally used when there are large events but noted that the Inn does not utilize stacked or tandem parking, which requires specific site plan approval.

Tom O'Shea, Engineer, addressed the storm-water management issues associated with the project and said he would work with the Borough Engineer to address them. T. O'Shea detailed the Inn's open-space requirement. There was discussion of whether the parcel known as Block 17.01, Lot 114, which was to be gifted to the Borough by Palmer Square, would be included in the open space calculations. D. Bridger will research the record and make a determination.

There was no public comment.

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### ACTION.

Kirsten Thoft moved to approve the project as submitted with the following comments and conditions:

1. The northern elevation retaining wall leading to the Tap Room shall be shielded with either a landscape element or a water feature.
2. The Committee commended Inn's efforts to redesign the dormers on the Hulfish Street and Lindt Chocolate additions. The Committee appreciates the Inn's use of natural materials throughout the project.
3. The applicant shall submit the additional parking information provided at this hearing for review by the Borough's traffic consultant. The applicant and Borough staff shall meet prior to the Planning Board hearing to review the parking plan to ensure it meets with staff approval.
4. The Committee reviewed the applicant's computer-generated shadow effect and considered the response adequate.
5. The Committee supports the requested height variance and considers it an appropriate response to an existing condition.

The motion seconded by Jane Faggen and passed unanimously.

There was a brief discussion as to the status of the Committee's Buffer District Grant; D. Bridger informed the Committee that he would call again to see if a decision had been reached.

At 9:45 p.m., J. Faggen 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 November 5, 2008 at 7:30 p.m. in Princeton Borough Hall, East Conference Room.

The regular meeting for October was previously cancelled.

Respectfully submitted,

Danielle A. Britton, Recording Secretary