

APPROVED
9/10/2009
HISTORIC PRESERVATION REVIEW COMMITTEE
Regular Meeting No. 311
Wednesday, May 6, 2009

MINUTES

The regular meeting of the Historic Preservation Review Committee (HPRC) was convened at 7:30 PM in the East Conference Room in Borough Hall. Nora Kerr, 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 (7:35 p.m.), Jane Faggen, William Howard (*left at 8:30 p.m.*), Nora Kerr, Jeanne Perantoni (7:50 p.m.), Carolyn Robertson, and Kirsten Thoft.

ABSENT: Celia Tazelaar, and Regan Tudor.

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

APPROVAL OF MINUTES

The draft minutes of meeting #308 and meeting #310 were reviewed. J. Perantoni made motion to approve minutes as amended. W. Howard seconded. Motion was approved unanimously.

ADMINISTRATIVE WAIVERS

**20 Twenty Nassau Prof. Bldg. LLC /Owner
Kelly Jung (Niko Gift Shop)/Applicant
Location: 20 Nassau Street, Block: 19.02, Lots: 19 & 20
CBD Zone/ Central Business Historic Overlay Zone
Signage on the valance of the awning.
Approved-April 22, 2009- Nora Kerr**

HEARING

**Peter and Elizabeth Brown/ Owner & Applicant
8 Edgehill Street; Block 36.01, Lot 4,
R1 Zone/Mercer Hill Historic Overlay Zone
Historic Preservation Plan approval for rear porch replacement/expansion and
height increase to an existing garage.**

D. Bridger provided a brief overview of the application to allow for the replacement and expansion of an existing rear porch and to increase the height of an existing garage. The garage has experienced water damage which caused the sill plate to rot. The applicant is requesting approval to increase the height of the garage by approximately 12 inches with a new course of concrete 8" block and a 4" cap. The existing accessory structure is non-complying with respect to the required setback of 5 ft. A variance from the zoning board of adjustment is required. The applicant has not determined whether to reuse the existing garage doors or select a new design. No other exterior changes are proposed to the garage.

The applicant is requesting historic preservation plan approval to demolish and replace the dilapidated rear porch with a slightly larger covered porch. The proposed covered porch will extend across the rear façade of the house with a width of 6 feet. The existing porch stairway facing the north will be removed. A new set of stairs oriented to the south is proposed which will provide easier access to the garage. The applicant is proposing a cedar shake roof on the addition. The main roof on the house is a dark charcoal-colored fiberglass shingle. Half-round galvanized gutters and galvanized downspouts are proposed. The gutter and downspouts will be painted white to match the existing downspouts. The wooden support posts, rails, and balustrades on the new porch will match the system currently used on the side porch and deck. The proposed plan will increase the existing degree of non-compliance with respect to the rear-yard setback and will require variance relief from the zoning board of adjustment.

Elizabeth Brown provided the Committee with copies of older surveys and photographs of the subject property dating back to 1911. E. Brown commented that based upon her research it appears the rear porch was added to the property sometime around 1913. E. Brown gave a brief overview of the project and noted that the proposed larger covered porch would provide them with useable shaded open space. E. Brown noted that the garage repairs would make the garage functional once again and provide storage for their automobiles.

There was no public audience.

Discussion. The Committee was of the consensus that the project was well thought out and sensitive to the historic character of the existing house and district and recommended that the rear porch be extended 2 ft. into the rear yard setback to provide more useable space.

ACTION: J. Constantine moved to approve the application. The following conditions were set forth:

1. If the Zoning Board concurs, the Committee recommends that the width of the rear porch be extended 2 ft. into the rear-yard setback to provide for a more useable and functional space.
2. The posts and rail systems of the new porch will match the existing systems on the side porch and deck located on the northern elevation.
3. A subcommittee comprised of William Howard, Jeanne Perantoni, and Carolyn Robertson will review the selection of overhead garage doors, if doors other than the existing are used.
4. If insect or water damage is uncovered that would prevent raising the height of the structure, the garage would be replaced in-kind with the same materials.

J. Faggen seconded. Motion carried unanimously.

OTHER BUSINESS

D. Bridger informed the Committee of a waiver application for 80-84 Nassau Street. The existing space located on the second floor has no air-conditioning and the only window consists of a three-panel fixed-glass window. The applicant would like to remove and replace the smaller side panel with operable windows that open outward to provide ventilation to the space.

D. Bridger noted that he is waiting for confirmation of the dimensions and width of the frame to determine whether or not the rhythm of the existing window-pattern would be interrupted by the new window.

Status of Future Sustainable Historic Preservation Seminar

Kirsten Thoft advised the Committee of a recent seminar she discussed with a colleague concerning the upkeep of historic structures. The program was conducted by Mike Hathaway of Revival Construction. The Board overall agreed upon coordinating a combined seminar in conjunction with Princeton Township, which would include panel speakers ranging from homeowners to contractors for discussions on sustainability and its positive impact on the maintenance and upkeep of historic structures.

At 8:55 p.m. J. Faggen moved that the meeting be adjourned. K. Thoft seconded. Motion carried.

The next regular scheduled Historic Preservation Review Committee meeting will be held on June 3, 2009 at 7:30 p.m.

Respectfully Submitted,

Danielle Britton, Recording Secretary
Historic Preservation Review Committee