

APPROVED
As of 9/10/2009
HISTORIC PRESERVATION REVIEW COMMITTEE
Regular Meeting No. 312
Wednesday, June 3, 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: Jane Faggen (*left 9:50 p.m.*), Nora Kerr, Jeanne Perantoni
(*arrived 7:45 p.m.*) Carolyn Robertson, Celia Tazelaar, Kirsten Thoft

ABSENT: James Constantine, William Howard and Regan Tudor

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

ADMINISTRATIVE WAIVERS

**16 Edgehill Street; Block 36.01, Lot 8; R1/Mercer Hill HD
Princeton Theological Seminary, owner/ applicant
Historic Preservation Plan Review-Window and front porch replacement
Approved**

HEARING

**343-345 Nassau Street; Block 53.01, Lot 80; NB/ Jugtown HD
JVS Property Management LLC, owner/ applicant
Site plan authorization, Historic Preservation Plan approval and Conditional Use
authorization with related floor area and bulk variances to permit conversion of a
two first floor residential apartments to office/retail use and the addition of a new
apartment on the second floor of a joint occupancy building.**

D. Bridger addressed the Committee and provided a summary of the proposed use variance application with minor site plan and historic preservation review. The existing property consists of two apartments located on the first floor and four on the second floor. An existing real estate office is located on the first floor. The applicant has proposed to convert the existing first floor apartment into retail and office use.

An infill development creating an additional apartment on the second floor is proposed bringing

the total number of apartments to five. The subject lot contains 8,648 square feet. The existing site is comprised of a joint occupancy building containing 4,859 square feet and an 800 sf. detached garage located in the rear yard. The subject property is located in the Neighborhood Business (NB) Zone and within the Jugtown Historic Overlay Zone.

Present for the application was James W. Burns, Attorney with Dembo and Saldutti LLP; William H. Nicholson, Engineer from Nicholson Associates PA; and Enrico Fumo, Architect from Fumo and Associates Inc. Michael Trofe, property manager was also present.

J. Burns addressed the Committee and described the existing conditions and the existing uses of the building. J. Burns introduced M. Trofe, Property Manager, to present the proposed plans

M. Trofe displayed photographs of the existing and proposed renovations and development. The proposed development includes a one-story, 420 sq. ft. rear addition expansion of the second floor. A 565 sq. ft. one bedroom apartment is proposed on the second floor from the rear parking lot. A separate entrance and storage space is proposed on the first-floor to provide access to the second floor. The exterior of the addition will be stucco to match the existing. The shingle roof of the addition will match the existing. Three new windows are proposed for the façade of the infill addition. "Anderson" vinyl windows are proposed. The existing wrought iron rail on the front landing would be replaced with ornamental aluminum handrails. A new pendant roof is proposed over the rear entrance. The proposed handrail for the rear entry would match the handrails utilized on the front landing.

The application calls for the demolition of the existing 800 sq. ft. garage and redevelopment of the area as surface parking. The existing driveway connection would be widened to accommodate the new parking lot configuration. An accessible parking space and ramp are proposed. Existing sidewalks will be replaced where needed. Other improvements include the expansion of the front entrance landing, and a new front entry door. The existing front door is proposed to be replaced with a new "Jeldwyn, Half Lite" door. The new front entry door is proposed to be replaced with a "Jeldwyn, Fan Lite". Both doors are constructed of metal. The existing building has a combination of built-in and standard gutter systems; these would be replaced with new aluminum gutters and downspouts.

Two main business signs on the valence of the existing awning above the real estate office are proposed. D. Bridger noted that the sign ordinance only permitted one business sign per valence. M. Trofe advised the Committee he would speak with property owner and suggest altering the design to comply with the ordinance.

Landscaping buffers are proposed around the parking area. A Vinyl two-tone (white and beige) fencing is proposed. The installation of another air condenser is proposed next to an existing condenser located in the rear elevation.

C. Robertson advised the applicant of the subject properties location in the Jugtown Historic District and described its historic significance of the district. C. Robertson questioned whether the applicant had done any research about the district.

C. Robertson noted the area was originally settled in 1695. By the early-eighteenth century, Jugtown had become a thriving hamlet of houses, stores, a hotel, and a pottery factory work, from

which the neighborhood derives its name. The district's beginning is visible in the modest brick dwellings of the eighteenth century, which were joined later by an elegant wood framed Federal-style dwelling with delicate carved wood details and fanlights. During the nineteenth century, the neighborhood came to include houses in a wider variety of architectural styles. Queen Anne and Colonial Revival dwellings of the late-nineteenth and early-twentieth century completed the district.

M. Trofe advised the committee that he had not done much research into the historical background of the district or the property.

DISCUSSION

The Committee discussed the proposal and the various materials selected. The use of wrought iron handrails as opposed to aluminum was suggested. K. Thoft questioned the design of the front landing and the generic use of concrete which made the structure large and unattractive. C. Tazelaar noted that the vinyl fence proposed for the parking lot was out of character with the district. The Committee reviewed the exterior door selection and concluded they did not visually relate to the district. The landscape plan was deemed inadequate due to a lack sufficient screening and plantings along the east and west boundaries and suggested that the plan needed improvement. The Committee discussed the appropriateness and scale of the proposed rear pendant roof and was of the consensus that it was out of scale with the building.

There was no public present.

ACTION: J. Faggen made a motion to carry the application to another meeting and to provide the applicant with a list of details that required additional research and consideration. J. Faggen suggested that if possible a special meeting be scheduled to speed up the process. K. Thoft seconded. Motion carried unanimously.

The following actions were requested by the Committee prior to the next hearing:

1. Conduct research concerning **history of the subject property** and its relation to the Jugtown Historic District. The applicant was advised to draw design input from the properties in the district.
2. Submit additional samples for:
 - a. **Front door**
 - b. **Front and Rear Porch Railings**
 - c. **Fence**
3. For the **front and rear landings**, submit a detailed drawing indicating the materials utilized.
4. For the **rear lighting**, submit catalogue cut-sheet of alternative design with photo metrics if the illumination patterns change.
5. For the **landscaping plan**, submit a detailed landscaping plan indicating the type, loca-

tion and size of plantings on the buffer areas around the parking lot and building (particularly the eastern border of the parking lot).

6. For the **air-conditioning condensers**, submit a plan for shielding the condensers.
7. For the **rear windows**, submit alternative catalogue cut sheets for the windows.
8. For the **accessibility ramp**, submit a design for the ramp.
9. For the **rear porch**, submit an alternative design for the rear porch element detailing the materials utilized and any signage designated for this area.
10. For the **front awning**, redesign signage on the valence of the awning to comply with ordinance requirements.

**134 Mercer Street; Block 39.01, Lot 8; R1/Mercer Hill HD
Princeton Theological Seminary, owner/applicant
Historic Preservation Plan Review-Exterior Renovation**

D. Bridger provided the committee with an overview of the application for preservation review to allow for the external renovations. The subject property was surveyed in the 1980 Historic Sites Inventory, and indicates that the house was built in the second half of the 18th century and originally stood on the site of the Trinity Church School. Records indicate that the building was moved from that site in 1845 to allow for the construction of a school. The applicant is proposing to renovate the exterior of the structure replacing the existing roof and windows. The existing cedar shake siding will be removed and the original clapboard underneath will be replaced in kind where needed. The front metal cornice system will be removed and replaced with a copper flashed pole gutter. The existing gutter system will be replaced.

Present for the application were German Martinez, Director of Facilities and Construction Princeton Theological Seminary, and Jeffrey Fleischer, Architect and Jennifer Stark, Architect, Stark and Associates.

G. Martinez provided the committee with historical information about the house. The house was originally occupied by Alexander Archibald, then a newly appointed Professor at Princeton Theological Seminary in 1812. Records from the Princeton Historical Society indicate that the west wing of the house was removed and the main house was moved to its current location in 1894.

The house features a semi-hexagonal entry bay with a standing seam roof on the western facade of the house. This feature will be repaired and repainted. In the early twentieth century, the entrance remained on the front of the house and a porch stretched across the three front bays. After 1927, the front porch and entry were removed and the semi-hexagonal primary entrance was constructed on the south side.

The existing dark asphalt shingle roof will be replaced with a new dimensional cedar-tone asphalt shingle. G. Martinez advised the committee that the Seminary was exploring the cost of replacing the roof with treated cedar shakes and requested that if possible the Committee review both pro-

posals and if the budget allowed the Seminary would utilize the cedar shakes. The house features a metal cornice with a saw-tooth strip projecting out in a 1/4 circle. The cornice also serves as a gutter. The proposed plan eliminates this feature and a pole gutter flashed with copper is proposed. Copper downspouts and condenser heads are proposed. The existing cedar shake siding will be removed and the existing cedar clapboard underneath will be reused. Any rotted cedar clapboard will be replaced in kind. Paint selected for the clapboard was "Creamy White".

The house currently features louvered shutters on both the first and second floors. The proposed plans reflect solid cedar raised panel shutters on the first floor. The existing louvered shutters on the second floor will be repaired and repainted. Paint selected for the window frames and shutters is "Turkish Coffee". The window and shutter hardware will be painted "Black of Night". The proposed paint selections are all manufactured by Sherwin Williams.

The existing windows are proposed to be replaced with wood simulated divided-lite windows manufactured by Marvin. G. Martinez provided a sketch indicating the dimensions of the existing and proposed windows. The largest variation between the existing and proposed window dimension is the checkrail where the proposed window is 3/8" thicker. Most of the variations in the dimensions are within a quarter of an inch of each other.

G. Martinez noted that the Seminary had considered altering the front entrance and placing a door on the front façade and eliminating the existing entrance on the semi-hexagonal addition. The Seminary also considered removing the semi-hexagonal addition entirely but had decided against it because the addition contained a closet and half-bath, which are needed on the first floor.

There was no public audience.

DISCUSSION.

The Committee unanimously supported the project and supported moving the front door from the hexagonal bay to the front façade. The Committee was also in support of cedar shake shingle for the roof.

ACTION: K. Thoft motioned to approve the application with the following conditions:

1. The Committee approved the proposed asphalt -shingles for the roof but strongly recommends the use of cedar shakes if at all feasible.
2. A Sub-Committee consisting of C. Tazelaar, N. Kerr, and Carolyn Robertson was established to review the relocation of the front door if the applicant chose to do so.

J. Faggen seconded. Motion carried unanimously.

OTHER BUSINESS

K. Thoft provided details about a possible preservation-sustainability workshop to be held jointly with the Township Historic Commission. The proposed seminar would convene sometime in September-October 2009 and would cover window restoration, and the use of green technology in

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the renovation/rehabilitation of historic homes.

A draft agenda/flyer was distributed which included presentations by K. Thoft (sustainability and preservation), Lise Thompson (green technology and old house restoration, Mike Hathaway (energy efficiency and older homes), Ronald Berlin, Architect (draft plan of Sustainable Princeton Community Plan).

Celia Tazelaar and Carolyn Robertson presented a draft memorandum itemizing certain sections within the Chapter 17-A Land Use Ordinance that should be revised to address the demolition structures within Historic Districts and the incorporation of the Secretary of the Interior's Standards for Rehabilitation of Historic Structures. The Committee will continue discussion at the next hearing.

K. Thoft moved that the meeting be adjourned. C. Tazelaar seconded. Motion carried.

The next regular scheduled Historic Preservation Review Committee meeting will be held on Wednesday, July 8, 2009 at 7:30 p.m.

Respectfully Submitted,

Danielle Britton, Recording Secretary
Historic Preservation Review Committee