

APPROVED  
As of 10/8/2009  
HISTORIC PRESERVATION REVIEW COMMITTEE  
Regular Meeting No. 316  
Wednesday, September 9, 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, William Howard, Nora Kerr, Jeanne Perantoni, Celia Tazelaar, and Kirsten Thoft.

**ABSENT:** James Constantine, Carolyn Robertson, and Regan C. Tuder.

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

**APPROVAL OF MINUTES**

The draft Minutes of Meeting Numbers #311 (May 6, 2009), #312 (June 3, 2009), #313 (July 8, 2009), and #314 (July 15, 2009) were reviewed. C. Tazelaar made a motion to approve minutes as amended. J. Perantoni seconded. Motion carried.

**ADMINISTRATIVE WAIVERS**

**Applicant: Michael Graves and Associates, Inc.**  
**Owner: 341 Nassau Street Property, LLC.**  
**Location: 341 Nassau Street/Block: 52.01, Lot: 67**  
**RO Zone/ Jugtown Historic Overlay District**  
***Window Replacement***  
**Approved-July 15, 2009- Nora Kerr**

**Applicant: Deitrich Johnson Cooperative Nursery School**  
**Owner: Nassau Presbyterian Church**  
**Location: 61 Nassau Street/Block: 45.01, Lot: 40**  
**CBD Zone/ Central Historic Overlay District**  
***Playground Replacement***  
**Approved-July 15, 2009- Nora Kerr**

**HEARING**

**12-14 Vandeventer Avenue; Block 27.04, Lot 24; R4 Zone/ CBD Overlay  
Stonerose Associates/owner & applicant  
Preliminary and final major site plan and historic preservation plan approval with  
related variances to allow for the partial demolition of an existing joint occupancy  
building and the construction of a new four unit multi-family condominium.**

D. Bridger addressed the Committee and provided a summary of the application for preliminary and final major site plan and historic preservation plan approval. The Historic Preservation Review Committee reviewed conceptual plans for this project on November 5, 2008. The subject property was granted a use variance for the floor area ratio and maximum number of dwelling units permitted in a structure on April 23, 2009. The applicant proposes a partial demolition of the existing joint occupancy building and the construction of a new four-unit, multi-family condominium to the rear elevation of the subject property. The first floor and second floor will contain a four bedroom unit; an additional two bedroom unit is also located on the second floor. The third floor will feature a one bedroom, and an efficiency unit. The efficiency unit will be designated as a moderate income deed-restricted affordable housing unit.

The subject property is located in the Central Business District Historic Overlay Zone and within the R-4 Zone. The existing property contains a total of 11,761 sq. ft. and is comprised of a joint-occupancy building containing 3,370 sq. ft. of office space and 2,852 sq. ft. of residential space. The existing non-conforming office use will be removed. The existing Victorian style porch will be replaced with a smaller Greek Revival style porch. The windows of the existing three-story structure will be retained and restored. Existing dormer windows on the roof facing Vandeventer will be restored and maintained. The existing garage will be renovated and will provide parking for one vehicle. Five parking spaces are proposed onsite in the rear yard. Landscaping is proposed to buffer the driveway and side yard. A landscaping aisle is proposed at the corner edge entrances of the front yard. The proposed development will require bulk variance relief for the parking setback (required 4 ft., proposed 2.33 ft.) and surface parking dimensions (required 9'X19', proposed 12'X18'). A trash and recycling containment area is proposed on the southern edge of the rear parking lot. D. Bridger noted that both he and the Borough Engineer had requested that the applicant redesign the trash area to permit an area for the adjacent handicap spot to assist in a turn around. D. Bridger commented that the applicants lighting plan did not meet the ordinance requirement limiting light spillage onto adjacent properties to one-tenth foot candle.

Present with the applicant were John Hatch, Architect, of Clarke Caton Hintz, P.C.; Michael Hanrahan, Landscape Architect, of Clarke Caton Hintz; and Robert Powell Jr., applicant.

R. Powell addressed the Committee and provided information on the nature of the application and changes made since the concept review on November 5, 2008. The proposed development would create a residence for himself and his family on the ground and second floor (unit 1). The applicant proposes to demolish the existing office space and convert the entire building into four condominiums. R. Powell advised that the plans were revised to reduce scale and size of the building.

The total number of units was decreased from 5 to 4 and the overall size of the building is 800 square feet smaller than the original plans. The façade of the southern elevation was broken up to reduce its scale in response to comments from the HPRC at the concept review hearing. R. Powell stated that the architectural style of the existing front porch is Victorian, while the style of the house is Greek revival. R. Powell noted that he had initially proposed removing the existing porch and replacing it with a smaller Greek Revival style porch, but after further consideration he had changed his mind and intended to keep the existing porch. The HPRC had expressed concern about removing the existing porch at the concept review. The existing double front door will be replaced with a single door with divided lights on each side. The sidewalk leading to the porch will be reduced in width. The plans called for an aluminum fence along the sidewalk facing Vandeventer. R. Powell noted that this design element had been removed. R. Powell addressed the lighting plan and commented that he was still working to present a plan that will comply with the Borough Ordinance.

J. Hatch described architectural features of the building and repeated that the front Victorian style porch will remain. An additional porch column will be installed and the spacing of the existing columns will be adjusted to center and frame the new smaller door. The existing spindles and rail system will be reused and replicated where needed. Handrails for the stairs will be mounted on the steps. The window dormers on the front façade will be refurbished and repaired as needed. The front façade features panel shutters. The balance of the structure utilizes louvered shutters. Five air-conditioning condensers will be located on the roof. The units will be screened with a rail and picket feature. Hatch mentioned that the proposed rear addition is located directly behind the existing building to reduce the bulk and mass of the structure. The garage located on the (south) side yard elevation will be restored and used for vehicle parking. An asphalt driveway located on the southern property line will lead to five parking spaces located in the rear yard. One of the spaces is a handicap space. A ramp located on the rear elevation provides access to the building.

M. Hanrahan described the landscape plan. The proposed improvements include brick walkways, and a large patio on the southern elevation. The existing holly tree near the southern elevation will be retained. A board on board fence is proposed along the northern and western elevation. A picket fence is proposed along the northern property line. The height of the fence will not exceed 6 feet, eliminating the need for a variance. A wooded fence trash enclosure is proposed along the southeast corner of the property. Trash and recycling cans would be carried to the front yard for pickup. Landscape buffering is proposed at the northwest and southwest corners of the rear parking area to shield the view of the parking area.

The Committee discussed staff comments regarding a turnaround space in the rear parking area where the proposed trash enclosure is located. R. Powell indicated that he will investigate reducing the size of the trash enclosure in order to provide a turnaround area. K. Thoft questioned the use of panel shutters on the front façade, while noting the rest of the house features louvered shutters. R. Powell stated he will revise the plans to reflect louvered shutters on the entire house.

R. Powell recalled that several years ago when he had sought approval for the renovation of the existing front porch the HPRC had supported his request to utilize the existing railing system which was shorter than the current building code required.

R. Powell requested that the HPRC again support his request to utilize the same system. The HPRC agreed.

There was no public comment.

**ACTION:** Overall the Committee was satisfied with the elements of the proposed development. The Committee agreed that the rear addition will be compatible with the historic preservation standards. J. Perantoni motioned to approve the major site plan and historic preservation application with the following recommendations:

1. The existing front porch will be retained as per plans EI-5a dated June 29, 2009. Existing balusters and height should remain on the front yard porch. The HPRC will support the applicants request to reuse the existing porch railing system.
2. Applicant will continue to revise the exterior lighting plan so that it will comply with the Borough Ordinance.
3. Louvered shutters will be used on the entire house.
4. Applicant will explore a redesign of the trash enclosure area to permit a turnaround space.
5. The fence on the southern property line will comply with 6 ft. height restriction.

J. Faggen seconded. Motion carried with a voice vote of ayes, no one opposed.  
(W. Howard recuse; his property abuts subject property)

### **OTHER BUSINESS**

#### *Update of Joint Borough and Township Historic Preservation Sustainability Workshop*

The Committee discussed available dates for a joint-meeting with the HPRC and the Princeton Township Historic Commission for an evening workshop on historic preservation maintenance and sustainability. Information concerning prospective dates would be emailed to members. An additional educational joint meeting between the two entities was discussed with the possibility of having Architect Gerry Ford make a presentation on the history of Central Business District from the late 1800's to present.

At 9 p.m., N. Kerr moved that the meeting be adjourned. J. Perantoni seconded.  
Motion carried.

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

Respectfully Submitted,

Danielle Britton, Recording Secretary  
Historic Preservation Review Committee