

APPROVED
As of 12/9/2009
HISTORIC PRESERVATION REVIEW COMMITTEE
Regular Meeting No. 317
Wednesday, October 7, 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, Carolyn Robertson, Celia Tazelaar, Kirsten Thoft, and Regan Tudor.

ABSENT: James Constantine.

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

APPROVAL OF MINUTES

The draft Minutes of Meeting Numbers #316 (September 9, 2009) were reviewed. C. Tazelaar made a motion to approve minutes as amended. C. Robertson seconded. Motion carried.

ADMINISTRATIVE WAIVERS

Applicant/Owner: John Foley
Location: 325 Nassau Street/ Block: 52.01, Lot: 52
R3 Zone/ Jugtown Historic Overlay District
Driveway Expansion
Approved-September 24, 2009-Nora Kerr

HEARING

298 Nassau Street; Block 34.01, Lot 1, R3 Zone/ Jugtown Historic Preservation Overlay
Elizabeth Bates/ Owner & Applicant
Preservation Plan approval for proposed addition

D. Bridger provided a brief overview of the application. The applicant is requesting historic

preservation plan approval to allow for the demolition of an existing sunroom and the development of a one-story kitchen addition to create a contiguous space on the first floor.

The proposed addition is located at the northwest corner of the subject property. The 16 ft. X 26.5 ft. addition will feature a shed roof. Aluminum half round gutters with downspouts are proposed. Two six-over-six windows with wooden louvered shutters are proposed along the western elevation. French doors are proposed on the rear elevation. Holly Berry plantings are to be planted along the western property line to shield the proposed addition. The subject property is located in the R3 Zone and within the Jugtown Historic Overlay District. The two-family structure and use is permitted as-of-right. Proposed development is subject to the Criteria and Standards of Section 17A-193A of the Borough of Princeton Land Use Ordinance.

The following is a breakdown of the design elements and materials being proposed:

1. Windows- "Marvin" WUDH2420 wood six-over-six simulated divided-lite with a spacer bar. The applied wood muntin on the window will be special ordered at 5/8" to match existing.
2. Window Trimming- Trim, clap boards and paint shall match the existing.
3. Shutters- Functional louvered wood shutters are proposed. Wood to be painted 'black' to match existing double hung-shutters.
4. Roofing Material- Modified bitumen with a granular finish, dark gray color.
5. Gutters and Downspouts- Aluminum half-rounds.
6. Kitchen Door-Pella ADM Sliding Glass: Opening 12' 3/4", frame 12' 0".
7. Plantings- *Holly Berry* trees.

Elizabeth Bates addressed the Committee and noted that the renovations to the subject property would provide a level space on the first floor to live and age in. Currently the house has several different floor levels and the area is not wheelchair or walker accessible. The Committee questioned the year in which the sunroom was built. E. Bates stated that the sunroom was erected sometime after 1950. She provided additional background information and photographs that were taken in the 1930's.

There was no public comment.

ACTION: Overall the Committee was in favor of the development, and appreciated the sensitive design elements and features that will be used. The Committee agreed that the addition would be compatible with historic preservation standards. C. Tazelaar motioned to approve the preservation application. R. Tuder seconded. Motion carried with a voice vote of ayes, no one opposed.

OTHER BUSINESS

N. Kerr circulated a copy of the survey form to be completed and submitted to the State Historic Preservation Office. The State Historic Preservation Office is working in coordination with Preservation New Jersey to learn what local historic commissions and committees think are the most important actions needed to preserve New Jersey's historic resources. Contents of the survey were reviewed and revisions were made where applicable based on responses from the HPRC.

Update to Borough and Township Historic Preservation Sustainability Preservation Workshop

K. Thoft provided available dates to conduct the sustainability preservation workshop: evenings of January 19th, January 25th, or January 26th at the Princeton Library. Committee members discussed possible speakers who have knowledge on sustainable resources to serve on panel.

Preservation Training Sessions

D. Bridger noted the following **upcoming** training sessions:

1. *Easements: An Under-Utilized tool for protecting New Jersey's Historic Resources* being held on Wednesday, October 28, 2009 at D&R Greenway's Johnson Education Center, One Preservation Place Princeton, New Jersey. J. Faggen, W. Howard, N. Kerr and C. Robertson are to attend event.

2. *Commission Assistance and Mentoring Program (CAMP) 2009* being held on Friday, November 13, 2009 at 205 Madison Avenue, Madison, New Jersey. J. Faggen, N. Kerr, C. Robertson and C. Tazelaar (to confirm via email) are to attend event.

At 8:50 p.m., K. Thoft 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, November 4, 2009 at 7:30 p.m.

Respectfully Submitted,

Danielle Britton, Recording Secretary
Historic Preservation Review Committee