

**HISTORIC PRESERVATION REVIEW COMMITTEE**  
**Regular Monthly Meeting No. 321**  
**Wednesday, February 3, 2010**

**MINUTES**

The regular monthly meeting of the Historic Preservation Review Committee (HPRC) was convened at 7:40 p.m. in the Council Room in Borough Hall. Kirsten Thoft, Vice Chairperson, opened the meeting in accordance with the New Jersey Public Meetings Act, Section 5, Chapter 231, and PL 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, Jeanne Perantoni (7:45 p.m.), Carolyn Robertson, Cecelia Tazelaar, Kirsten Thoft, Regan Tudor

**ABSENT:** James Constantine, William Howard, Nora Kerr

**ALSO PRESENT:** Derek Bridger, Historic Preservation Review Officer;  
Janice Most, Recording Secretary

**MINUTES**

C. Tazelaar moved to approve the Draft Minutes of the December 2, 2009 meeting as amended.  
R. Tudor seconded. The Motion passed unanimously.

C. Robertson moved to approve the Draft Minutes of the January 6, 2010 meeting as presented.  
K. Thoft seconded. The Motion passed unanimously.

**ADMINISTRATIVE WAIVERS**

**37 Palmer Square West, Unit D; Block 20.08, Lot 37.04**

**CBD/Central Business Historic Overlay District**

**Deedee and Brian Koscelansky, applicants/owners**

**Window Replacement**

**Denied – January 7, 2010 –N. Kerr**

**K. Thoft made note that this denial resulted in the applicant appearing before the Committee for the February 3, 2010 meeting**

**HISTORIC PRESERVATION REVIEW COMMITTEE**

**16 Witherspoon Street; Block 20.01, Lot 34  
CBD/Central Business Historic Overlay District  
Steven Ott (Lisa Jones), applicant  
Harry Ververides, owner  
Signage  
Approved, January 12, 2010 – N. Kerr**

**HEARINGS**

**4 Mercer Street; Block 41.01, Lots 19, 20; R4/Mercer Hill Historic Overlay  
Trustees of Princeton University, owner/applicant  
Preliminary and final site plan authorization, historic preservation plan approval  
with related use and bulk variances to permit the redevelopment of an existing  
vacant three story building to a joint occupancy structure with an office use on the  
first floor and two apartments on the upper floors (joint occupancy buildings are  
not a permitted use in this district)**

D. Bridger reviewed his memo of August 20, 2009 stating that this application is made for preliminary and final major site plan approval, historic preservation plan approval and use variance relief to permit a commercial office use in a restricted district. The joint occupancy building is not a permitted use; additional bulk variances are being requested for parking setbacks and space size requirements. The applicant is proposing to redevelop the two adjacent lots; refurbish the interior of the existing building located on Lot 19 and remove and reconstruct a portion of the rear of the building. The proposed use for the first floor is for office, second and third floors are proposed for two residential condominiums. There will also be additional site improvements to each lot. The building dates to 1884 and was historically known as Priest's Drug Store and recently it has been the location of the Town Topics Newspaper. Catalogue cut sheets of the materials to be utilized were contained in the original application.

Present for the applicant was Richard Goldman of Drinker Biddle and Reath who stated that the applicant wishes to restore the commercial use on the first floor and the second and third floors will be individual condominium units with two bedrooms each. The front façade will not be modified except for the removal of the air conditioning unit above the entrance and replacement of glass in the existing transom frame. A new entrance is proposed on the east elevation. The more recent addition will be removed from the rear of the property and the existing one story frame garage will be removed. The applicant also wishes to reconfigure the existing parking lot, with construction of handicap-accessible parking spaces and construction of a trash enclosure.

Present for the applicant was Caroline Clancy of Princeton University Office of Real Estate and Finance who presented the paper Background Regarding 4 Mercer Street (Exhibit A).

Present for the applicant was Robert Russell, Architect of Holt Morgan Russell Architects, who stated the following:

- the first floor use will preserve the historic character of the building;
- the original building had two front entrances;
- there will be no alterations to the front façade;
- the brick work was recently pointed;
- the driveway on the east side of the building will be removed to allow for landscaping;
- the siding of the building has deteriorated;
- to accommodate handicapped accessibility there is a need for a ramp and railings;
- the physical design of the building limits the use of rooms on the second and third floors and there will be a hardship in relation to the Building Code requirements to preserve floor plan balance;
- new signage on each side of the building.

C. Tazelaar referred to the Traffic Engineering Review, completed by Orth Rodgers Associates, asking for clarification of the total number of parking spaces required, seven or ten, the plan shows 33 spaces. She questioned if the applicant was seeking a hardship, and, if so, where was the hardship. The applicant stated that there are two lots one of which is used for all University parking needs. One is an existing parking lot and this application required seven spaces where the adjacent lot will be used. C. Tazelaar asked if the application meets the setback requirements. D. Bridger answered "yes." Kristin Applegat of the University stated that the building and parking lot are totally unrelated. The University has an internal system for parking and that, although there are a total of 33 spaces on the two lots, the spaces are all accounted for and distributed as part of the University's overall parking management program.

C. Robertson questioned that age of the garage on Lot 19 which is proposed to be demolished. C. Clancy answered that it was built sometime in the 1950's. The University currently uses one side for salt storage and snow removal equipment. C. Robinson questioned the teardown of the garage since it was of historic age. R. Russell stated the doors of the garage were not original. C. Clancy answered it was primarily budgetary reasons. C. Robinson stated that the garage does not look like it is in a great state of disrepair and the garage can hold two cars. Additional outside parking does not enhance the character of the district and this garage can be preserved. C. Robinson stated there has to be a compelling reason for a teardown and to replace the garage with asphalt is not compelling. C. Clancy stated that, if the garage were to

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remain, test borings will be needed to estimate the status of the structure; the cost for such a test is a financial hardship. Jeanne Perantoni suggested the applicant show support of the financial

hardship for removal of the garage and to present documentation concerning the physical and structural condition of it.

K. Thoft asked if there would be increased screening of the parking lot from all streets.

R. Russell stated there would be plantings along the whole perimeter and, when the project is complete, the green addition with the removal of the garage will be more visually appealing.

Regan Tudor stated that the application makes sense and brings back the previous use of the building.

D. Bridger stated that signs were not included in the submission package; business signs are not permitted in this district. The applicant submitted a sign application at the hearing, proposing to locate two 11”x 24” plaques on the east and western facades. The plaques will note the history of the building and the ownership. The applicant also proposed two business signs to be located on the front façade of the building. The signs would be located as follows: a two divided-light window sign to the right of the entrance door and a two divided-light sign to the left of the entrance door. The area of the signage on each side of the entrance door shall not exceed forty percent of the area of the two divided lights. Discussion ensued and the Committee agreed to support the variance request for the above referenced signs.

Discussion ensued concerning: material choices in keeping with existing building; gutters and downspouts, which will be copper; exterior lighting, applicant stated there will be three sources of lighting – one fixture of either side of the entryway and one post light on the corner which will provide extra light to the driveway of the Nassau Club, all lighting meets Borough Ordinance; fireplaces/mantels will remain.

J. Perantoni asked, if due to the timing of the Application to the Zoning Board, the Applicant would be able to return to the HPRC or if a subcommittee needed to be formed. D. Bridger stated that the applicant was scheduled to appear at the February 25<sup>th</sup> Zoning Board hearing.

A subcommittee was formed including C. Robertson, J. Perantoni, and C. Tazelaar to review the requested documentation relating to the demolition request for the two car garage.

There was no audience comment.

C. Robinson moved to approve the Preservation Plan application, and recommend classification and approval of the development as a preliminary and final major site plan to the Zoning Board of Adjustment with the following conditions: that further information be

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provided to the above referenced subcommittee regarding the condition and age of the garage and the feasibility of keeping the building in place along with the financial hardship and parking

requirements and that the requested sign variances be supported. J. Faggen seconded. The Motion passed unanimously.

**7 Vandeventer Avenue; Block 28.01, Lot 1; CBD/Central Historic District Overlay  
Princeton United Methodist Church, owner/applicant  
Historic Preservation Plan approval of installation/construction of dormer and  
screen duct work on rooftop**

D. Bridger reviewed his memo of January 26, 2010 stating that this application is made for Historic Preservation plan approval to allow for the installation of screened air conditioning ductwork and construction of a dormer on the roof of the existing Princeton United Methodist Church along Vandeventer Avenue.

Present for the applicant was Dart Sageser of Ingram/Sageser Architecture and Planning. He submitted Exhibit A which depicts an aerial photo of the subject property showing the locations of the new rooftop air conditioning unit, the new ducts, and the new dormers. He explained that the air conditioning unit is needed for the Sanctuary and the Social Hall and the new air-handler needs to tie into the ductwork. The back of the Sanctuary cannot be used because the pipe work for the Church organ is located there. The ductwork will be wrapped in insulation and be screened to blend in with the slate roof. The height of the proposed ductwork is less than the peak of the existing roofs. The standing seam metal will match the color of the slate roof. The Committee discussed the difficulty of matching the colors of the existing slate roof and proposed ductwork utilizing photographs and color chips.

The HPRC and applicant discussed the various alternatives to the ductwork placement. Given that no other viable alternatives further discussion ensued concerning the color and height of the screening(s). A subcommittee was formed of K. Thoft, R. Tudor, and J. Perantoni to conduct an on site meeting to review the applicant's proposals for screening (height) and color(s) once the dormer and ductwork had been installed.

There was no audience comment.

J. Perantoni moved to approve the application. J. Faggen seconded. The Motion passed unanimously.

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**37 Palmer Square West, Unit D; Block 20.08, Lot 37.04  
CBD/Central Business Historic Overlay District  
Deedee and Brian Koscelansku, owner/applicant**

## **Window Replacement**

D. Bridger reviewed his memo of January 28, 2010 stating that this application is requesting Historic Preservation approval to replace two third floor windows. The existing windows are double-hung single-pane six-over-six divided lights. The applicant is proposing Anderson Woodwright Simulated Divided Light.

Present for the applicant were Tim Miller and Erik Pianka of Pianka Construction who presented samples of the requested windows which match the current windows in units at Palmer Square. The window is a recycled wood-composite, and does not require painting. The outside trim will remain; there will be sash and sash liner replacement only. The Palmer Square Association has approved this type of window because painting is not needed. The applicant stated that with respect to the Marvin windows the mutton does not match as closely as the Anderson. C. Robertson asked why the applicant did not wish to use wood and the applicant stated because of the cost factor and easier maintenance. D. Bridged stated non- wood windows had been permitted at the fourth and fifth floors of the Nassau Inn and on the second floor of the mixed use building located at 20 Nassau Street.

There was no audience comment.

C. Robertson moved to approve the application with the following condition: simulated divided lites will be used; replacements of this type can only be used on third floor and up; all facets of the window match as closely as possible to the original. J. Perantoni seconded. The Motion passed unanimously.

## **GENERAL DISCUSSION**

### **January 25, 2010 Evening Workshop: Old Housekeeping**

J. Faggen issued congratulations to K. Thoft for an enlightening, well attended, successful workshop. As follow up, J. Faggen mentioned a friend she knew who has taken advantage of many of the suggestions mentioned in the workshop and this friend has invited the HPRC to come view the outcome. J. Faggen will send an e-mail to the HPRC to get dates/times for such a visit.

### **Land Use Ordinance**

C. Robertson inquired as to the status of the revisions to the HPRC component to the Land Use Ordinance. D. Bridger stated that this issue is on hold pending review by the new Borough Attorney who has yet to be appointed by Borough Council.

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## **ADJOURN**

At 10:00 p.m. J. Faggen moved to adjourn the meeting. All seconded. The Motion passed unanimously.

Respectively Submitted,

Janice Most  
Recording Secretary  
March 19, 2010