

**PRINCETON  
HISTORIC PRESERVATION COMMISSION**

**Minutes – Regular Meeting**

**October 12, 2015**

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, October 12, 2015 by Chairman Capozzoli in Meeting Room B of the Municipal Building.

**1. STATEMENT OF ADEQUATE NOTICE**

Pursuant to the Sunshine Law, a notice of this meeting's date, time, location and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk as required by law.

**ROLL CALL AND DECLARATION OF QUORUM**

Present: Julie Capozzoli  
Richard Chenoweth  
Elric Endersby  
Shirley Satterfield (4:05)  
Roger Shatzkin (4:25)  
Cecelia Tazelaar  
Robert von Zumbusch  
Thomas White

Also present: Elizabeth Kim, Historic Preservation Officer; Jo Butler, Council Liaison; Corey Kestner, Esq., Kerry A. Philip, Recording Secretary.

**2. ANNOUNCEMENTS**

Chair Capozzoli stated that the Member Report on the Archaeological Protocol will not be discussed this evening, C. Tazelaar had advised through email that a memorandum to the Town Administrator, Marc Dashield, should be prepared to advise Council and the Planning Board about the progress of the protocol for inclusion in the new ordinance.

**3. RESOLUTION**

- a) Present Day Club  
72 Stockton Street  
Replace Roofs and Exterior House Restoration  
Mercer Hill Historic District  
NJ/NRHP Princeton Historic District  
Block 36.02, Lot 4 Zone: R1  
Project No.: 29HP-2015

E. Kim stated that she received a letter from the structural engineer, an early start was requested. She told them that they can proceed at their own risk.

Motion made by R. von Zumbusch and E. Endersby seconded the motion to approve the resolution as amended. The vote was 5-0 in favor. Motion carried.

For: Capozzoli, Chenoweth, Endersby, Satterfield, von Zumbusch

Cathleen Gittleman, Owner of Pins and Needles, stated that the existing awnings block light into the store so additional lighting within store is needed. The awning covers a full third of the window, retractable awnings are not functional, it takes two people to open them and it collects snow during storms. The retractable awnings are also easily destroyed. She stated that speaking as a vendor the existing retractable awnings add nothing to the experience of the store.

Richard Scott, applicant, described all the improvements that have taken place since he became the owner. He advised that he will be replacing the copper mansard, cleaning and painting windows. Chambers Streets happens to be a very windy street and this is the inspiration for the frame welded construction for the awnings.

Christopher DeGrazia, Esq., legal counsel for the applicant, stated that this is a revitalization project. The owner wants new vitality in this area in order to continue the livelihood of the vendors. The site has limitations, small windows, small sidewalks and high winds. Signage is critical. The proposal is a creative approach that balances and respects the historic character.

Mr. Zinder then described the proposed lighting. He advised that the sizes of the lights have changed to satisfy the code. The same awning design had been proposed by other tenants since the proposal was first submitted in 2014. C. Tazelaar asked if Council has to review the awnings since they are within the ROW. E. Kim stated that she does not believe this is needed if there are no changes but she will speak with the Zoning Officer to confirm.

Mr. Zinder stated that because the gooseneck lights will be copper it will take 8-10 years for them to turn from dark bronze to green. Mr. Zinder stated that the proposed lights are the same as the lights in front of Panera Bread on Nassau Street. Mr. Zinder stated that the awnings at the Chambers Street Garage entry are the right height, and the sign boards for the other businesses add color to the streetscape and offer an identity to the 20 Nassau building. Blue is proposed for the awnings for uniformity.

R. von Zumbusch stated that all of the different lighting changes the character. He recommended raising the awnings but he is not in favor of having signage above the awnings. The gooseneck lights fit in but he is unsure if this is the best approach for lighting because they are jarring.

R. Chenoweth stated that the plans show that there are no canopies higher than the main entrance to the building but the canopies look very high and very large and the architectural elevation doesn't match their rendering by 2-ft. Mr. Zinder stated that they do appear to be higher. The awnings are scaled on the brick space between the windows and the storefronts for a livelier streetscape.

C. Tazelaar stated that globe lighting is not the best choice. She does not feel that the pair of sconces by the Chambers Street doorway is aligned with the architecture. The scale of the doorway and position of the sconces is visually incorrect. Having a fixture by the doorway is distracting. Mr. Zinder stated that they wanted something modern and uniform. LED lighting is proposed for the sconces, the globe size of the lights have been reduced to 10 inches. A 14 inch globe is now being proposed on the wall instead of the 18 inch globe that is presented in the

rendering. The lights will be positioned along the band between the storefronts. Chair Capozzoli stated that translucent white fixtures make sense but she was concerned about the scale.

Chair Capozzoli asked the Commission how they feel about the space above the awning and below the signage. E. Endersby stated that he likes the sign above for individuality. The awnings should provide more presence.

C. Tazelaar stated that the inset panels were originally intended for signage therefore it is appropriate to continue using them. Regarding the lighting, gooseneck seems to be prevalent in this area and that style is fairly inconspicuous. Regarding the awnings, something is needed above the window but the style appears to be more decorative.

Council Liaison Butler stated that larger awnings are preferred so rainwater is not dumped on to pedestrians. Chair Capozzoli asked if the applicant is committed to blue for the eyelash awnings. Mr. Scott stated that the business owner of each store can decide the color of the awning.

R. von Zumbusch stated that he feels that there is no problem with different colors. In addition, having a valance with graphics for the store makes the sign itself unnecessary.

Mr. DeGrazia stated that Chambers Street is a very narrow street with poor visibility, signage is critical for the tenants. The proposal is tasteful with illuminated signage and it respects the historic character.

Motion was made by E. Endersby and S. Satterfield seconded the motion to approve the application with the following recommendations:

1. The design of the lights are acceptable but they should be reduced in diameter to what was shown in the rendering.

The vote was 5-2 in favor. Motion carried.

For: Capozzoli, Chenoweth, Endersby, Satterfield, Shatzkin  
Against: Tazelaar, von Zumbusch  
Abstain: None

## 5. DISCUSSION

- a) Witherspoon-Jackson Neighborhood Study  
Wise Preservation Planning, LLC Draft Report

A power point presentation of the draft report entitled "Survey and District Evaluation" dated 10/12/15 was presented by Mr. Wise. Chairman Capozzoli stated that the final report will be presented next month.

E. Kim stated that the draft report was received today and it will be posted on the municipal website. Mr. Wise stated that he did an evaluation of resources to determine if there this area meets the criteria in our ordinance for the creation of a local historic district.

Council Liaison Butler left the meeting at 6:00 pm.

Mr. Wise stated that the Princeton Cemetery has a section set aside for burial of African American residents, he recommended against including this in the district. Most buildings reviewed were architecturally intact and are considered contributing because they appear the same as when they were constructed. The key contributing buildings should be on the National Register. Those properties considered non-contributing are newer properties or homes altered so the architectural integrity was lost.

He stated that the district was formed around 1830, churches were being constructed and relocation had taken place. In the late 19th century we had the rise of businesses and schools. In the early 20th century, immigration was taking place and public education was changing. Schooling became more integrated. He advised that the lower schools were segregated till 1948. 1925 through 1950, Palmer Square was constructed and many changes took place. Princeton University was a key economic factor. There has been a changing population over the past 20 years, the number of black residents has decreased since 1990. Mr. Wise advised that he recommends designation, the districts in the municipality must meet local significance and Witherspoon-Jackson meets local significance.

He advised that structures with new cladding on roofs do not take away from the structure's significance. This improvement may have saved the building. He stated that there are two types of historic districts and Type 2 is the less restrictive. Type 2 does not review improvements outside the public view shed. Type 2 does not require paint color consideration unless the structure has never been painted. He recommends that the Commission consider the Type 2 district; HPC has to consider the current state of the buildings because some buildings may need to be taken down.

Chair Capozzoli stated that HPC will consider this at the November meeting. E. Kim stated that the consultant needs to do some additional work and asked members to review the report and provide their comments.

R. Chenoweth recommended street cross-sections of this area. Mr. Wise felt that this is a great suggestion and this can be done if time permits.

R. von Zumbusch stated that streetscape sections (longitudinal) are also very helpful and beneficial and recommended that these eventually be part of a future project.

Chair Capozzoli suggested a ratio of 5 to 1 when comparing contributing buildings to non-contributing buildings. It is beneficial to identify that the scale is intact.

S. Satterfield stated that she has pictures of what the structures used to look like. She felt that this would be helpful to include in the future document. Mr. Wise asked S. Satterfield if he can sit down with her and view the historic photographs and include contributing resources.

Kip Cherry, resident, stated that the consultant did a terrific job. Time is of the essence, historic designation is needed right away. She stated that immigration information should be included. Mr. Wise stated that the report briefly covers this but this will be expanded upon.

b) Site and/or Districts for Local Historic Designation Consideration to be Included in the Master Plan

Postponed to next meeting.

6. PUBLIC COMMENT

Kip Cherry provided an update on the Battlefield and the D'Ambrisi property. She advised that the Battlefield Society hired a contractor to do a field survey.

7. STAFF REPORTS

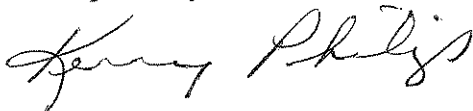
E. Kim provided an update on 34 Edgehill, she advised that they were repaving the street, the applicant tried to accelerate everything and although some conditions imposed by the zoning board are outstanding, the curb cut for the second driveway will be done prematurely. The applicant was asked to provide a letter from the Theological Seminary acknowledging that a parking space would be provided. The Zoning Board approved the project including HPC recommendations.

8. MEMBERS REPORTS

9. ADJOURN

Being that there was no other business before the board, motion was made by R. Shatzkin and E. Endersby seconded the motion to adjourn the meeting at 7:20 pm. Motion carried.

Respectfully submitted,



Kerry A. Philip  
Recording Secretary