

**PRINCETON
HISTORIC PRESERVATION COMMISSION**

Minutes – Regular Meeting

August 10, 2015

The regular meeting of the Historic Preservation Commission was called to order 4:00 p.m. on Monday, August 10, 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
Elric Endersby
Shirley Satterfield
David Schure
Roger Shatzkin
Robert von Zumbusch
Thomas White

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

2. ANNOUNCEMENTS

Chair Capozzoli introduced Richard Chenoweth who is attending as a member of the public who is being considered for a position on the Historic Preservation Commission and she asked him to attend.

She also noted that she wishes to schedule a discussion about complete streets at the start of a future meeting.

3. MINUTES

- a) July 13, 2015 – Postponed. Board members asked that former HPRC Chair Wanda Gunning be given an opportunity to review the minutes for accuracy.

4. RESOLUTION

- a) Catherine Kurtz Gowen:

Motion made by D. Schure and R. von Zumbusch seconded the motion to approve the resolution as amended. The vote was 7-0 in favor. Motion carried.

For: Capozzoli, Endersby, Satterfield, Schure, Shatzkin, von Zumbusch, White

Against: None

Abstain: None

5. DISCUSSION

a) Witherspoon-Jackson Neighborhood Study: Survey Forms:

1. State Forms:

Chair Capozzoli handed out the Access Form used by the State of New Jersey for information on individual properties. The last architectural survey in Princeton was done with the same format. According to the consultant who did the last survey, the largest problem about using this form is that once it is written it is difficult to change.

R. von Zumbusch stated that he believes that the forms used by the National Parks Service are not easy to work with. He stated that the South Brunswick consultant was able to make changes to their survey and recommended speaking with Kinney Clarke at SHPO and the South Brunswick Historic Preservation Office to see what they have to say and inquire if there are any changes anticipated. Chair Capozzoli stated that the data needs to be accessible by everyone but not everyone should be able to make changes. R. von Zumbusch stated that we are planning to go thru the National Register and there may be difficulty transferring from one to the other.

2. Website format:

Chair Capozzoli then presented another format, a website sheet, with information on individual properties that can be pulled up line by line. The consultant will do this work. R. Shatzkin stated that he would love to see something on the web. T. White noted the only drawback would be that this would have to be maintained. E. Endersby recommended that the consultant maintain the site after one year. Chair Capozzoli stated that the website costs are much lower than the State Survey forms according to the consultant. E. Kim will follow up with the State. Chair Capozzoli noted that the website provides the opportunity to view and download information if needed.

3. Excel Spreadsheet:

Chair Capozzoli stated that a third option for documentation would be an Excel spreadsheet of all properties.

E. Kim stated that a number of residents have called the office, a monthly meeting is scheduled with the neighborhood and she recommended that the municipality schedule a meeting so we are aware of the resident concerns. E. Kim stated that Wise Consultants sent a recap of their activities; it appears that only residents who are interested in helping have contacted them. R. von Zumbusch recommended an evening meeting for the municipality.

E. Kim advised that December 31st is the deadline date and the consultant is waiting for HPC to make a decision on which format to use.

If a website is used, R. Shatzkin recommended simpler graphics and noted that orange is very distracting.

R. von Zumbusch stated that the graphics would be difficult to reproduce in black and white.

R. von Zumbusch recommended that the Witherspoon-Jackson Designation Subcommittee review all of the formats to determine which would work best. Information on both sides of the streets is needed when considering the district boundary in most cases.

Demolition of the Butler tract was then discussed. E. Endersby stated that this was a polo field prior to construction. Commission members expressed concern about demolition and wish to document all demolition. Chair Capozzoli stated that unfortunately Butler is not within a historic district. R. von Zumbusch stated that both Butler and Merwick/Stanworth are part of the community so documentation would be very desirable. D. Schure asked if the University can be approached and asked to provide a photograph of each side of each building slated for demolition. T. White was asked to check with the University if they could photograph each side of the building. Council Butler suggested "Free Group" – "I Grew Up In Princeton" as a resource to collect photographs.

S. Satterfield advised that her father had taken photographs in the past of structures before they were demolished and she has the pictures if needed. Chair Capozzoli asked if the University is willing to document demolition of historic structures or if we can document this. Council Liaison Butler stated that she will check with Kristin Appelget from the University.

b) Master Plan: Site and/or Districts for Local Historic Designation Consideration

E. Endersby wishes this item to be on the September agenda. Properties recommended for historic designation by HPC members:

1. Kings Highway Corridor
2. Drumthwacket landscape
3. Clover Lane/Deer Path
4. Gulick Farm
5. Architecture on Stony Brook Bridge
6. Bainbridge House
7. Valley Road School
8. Community Park School
9. Veblen House
10. Albemarle
11. Barns and Outbuildings
12. Schools: Princeton Academy, Edgerstoune, Albemarle
13. Mom and Pop stores – character; town changed as much as University
14. Landscapes – maturation of design a century ago (by prominent landscape architects)
15. Categories: work by a specific architect
16. Street trees – Nassau Street, Hodge Road; new trees.

Chair Capozzoli asked for suggestions on organizations that we can team up with.

Lorraine Konopka, Municipal Arborist, will be asked to attend a future HPC meeting; maybe October. E. Kim stated that if trees are planted within a historic district then HPC input could be provided.

6. **PUBLIC COMMENT:** None provided

7. **STAFF REPORTS**

- a) Washington-Road – D&R Trail Crossing: E. Kim advised that the County has this application in front of SHPO. SHPO believed that the HPC had reviewed it. E. Kim informed Michelle Hughes the HPC has never seen this project and neither had the engineering department until recently.
- b) 31-33 Lytle Street: E. Kim stated that she received an email from Kip Cherry inquiring if anyone from HPC intended to attend the Council Meeting to discuss this project. Council Liaison Butler stated that she was at the meeting and it was about approval of the bond ordinance. The building is going to be demolished but portions of the structure will remain.
- c) Witherspoon-Jackson Municipal Meeting: The meeting can be added to a regular meeting of HPC and also indicated on the Princeton municipal website.
- d) Architectural Protocol: E. Kim asked if an intern can be hired to work on this project.
- e) CLG: E. Kim stated that she sent the draft to Chair Capozzoli. An email from Jonathan Kinney (SHPO) was distributed; an area of concern is that he did not understand the intent of the term “preservation area”. R. von Zumbusch stated that only certain portions were suitable for preservation. E. Kim stated that because of the confusion this should be clarified in the ordinance. Chair Capozzoli asked if we apply satisfactorily address SHPO’s comments are we going to get CLG status? E. Kim presumed yes. This may be an item for the September agenda. T. White was asked to give E. Kim a copy of his resume for inclusion in the CLG submission.

Historic Preservation Ordinance Update: Definitions specific to HPC are to be included in the HPC ordinance and also within the general definitions of the municipal code book. Chair Capozzoli stated that the Planning Board also recommended that this all be in one place. In addition, more information about SPRAB was recommended by the State because it is unclear what SPRAB’s responsibilities are. They want an explanation when HPC reviews applications for SPRAB. Council Liaison Butler stated that she will advise Council that a small package of corrections recommended to the Historic Ordinance will be on an agenda in September.

- f) Nina Golder: E. Kim stated that the resolution for the Golder matter needs to be reviewed and approved by HPC, Zoning Board Attorney Karen Cayci advised that this can be done by a subcommittee of HPC. The Commission agreed this would be reviewed by the HPC Chair and the Historic Preservation Officer.
- g) Substitute Materials: E. Kim asked about using substitute materials such as fake slate, she received a letter inquiring about this. E. Endersby stated that this had been permitted, but this was not a good decision. R. von Zumbusch stated that some people regretted this decision. D. Schure stated that there are some cases when using real materials are important to define the character. R. von Zumbusch will forward E. Kim his opinion on the matter.

8. MEMBERS REPORTS

a) Sustainability Guidelines Draft:

Chair Capozzoli noted that Council requested documentation for homeowners of historic homes pertaining to sustainability guidelines. A draft guideline was distributed to the board for review. She noted that applicants for major development proposals are required to submit the green building checklist.

R. von Zumbusch recommended including something to indicate the uniqueness of the historical element. He further recommended adding a general statement in the beginning then to look at these parts separately. Putting this statement in the front puts the rest of the context into perspective. The guidelines should include a statement about improvements being reviewed on a case by case basis.

T. White stated that historic preservation in itself is a “green activity.” A sustainable approach should include review of fossil fuel, manual labor in constructing a building, and the maintenance of a building. In preserving a building the owner is maintaining the “embodied energy” in a structure and all the energy used to produce the materials in the building and this includes transporting them to the site.

It was suggested to create a Green Development Checklist for a major site plans (requirement). D. Schure and T. White suggested doing a case study. It would not have to be in Princeton or be LEED certified. The document should steer the resident in the right direction for green development. An example of green development was recommended for inclusion. Chair Capozzoli stated that she will check on whether another municipality may have done a case study about this.

It was recommended by some of the members that photographs would be helpful. The document should be made into a brochure with many photographs and not too much text.

Council Liaison Butler left the meeting at 5:55 p.m.

b) HPC Vacancy (Catherine Kurtz Gowen)

Chair Capozzoli once again introduced Mr. Chenoweth and asked if he would consider becoming a member. Mr. Chenoweth stated that he really enjoyed the discussions. He grew up in Princeton, moved to Kendall Park in 1961, then returned to Princeton. His work lately has been more in architectural history, historic landscapes (recreating the topography of Capitol Hill). Because he has been studying Princeton his whole life he would be very interested in working towards preservation within Princeton.

9. **ADJOURN:**

Being that there was no other business before the board, motion was made by D. Schure and E. Endersby seconded the motion to adjourn the meeting at 6:15 pm. Motion carried.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Kerry Philip".

Kerry A. Philip
Recording Secretary