



*State of New Jersey*  
**DELAWARE AND RARITAN CANAL COMMISSION**  
PRALLSVILLE MILLS | 33 RISLER STREET | P.O. BOX 539  
STOCKTON, N.J. 08559-0539  
[www.nj.gov/dep/drcc](http://www.nj.gov/dep/drcc)



## STAFF REPORT

**DRCC #:** 26-6040A

**DATE:** September 18, 2026

**PROJECT NAME:** 39 North Union Street -- Additions

**Latest Submission Received:** September 15, 2026

**Applicant:**

Au Destin, LLC  
77 Lewisville Road  
Lawrenceville, NJ 08648  
[hprfit@hotmail.com](mailto:hprfit@hotmail.com)

**Architect:**

Michael Burns, R.A., NCARB  
Michael Burns Architects  
21-2 Bridge Street  
Lambertville, NJ 08530  
[michael@michaelburnsarchitects.com](mailto:michael@michaelburnsarchitects.com)

**Project Location:**

| Road                  | Municipality      | County    | Block(s) | Lot(s) |
|-----------------------|-------------------|-----------|----------|--------|
| 39 North Union Street | Lambertville City | Hunterdon | 1035     | 2      |

**Jurisdictional Determination:**

|        |       |                 |
|--------|-------|-----------------|
| Zone A | Minor | Nongovernmental |
|--------|-------|-----------------|

**Subject to Review for:**

| Drainage | Visual | Traffic | Stream Corridors |
|----------|--------|---------|------------------|
|          | X      |         |                  |

**Documents Received:** Architectural Drawings (9 sheets) dated July 28, 2026, prepared by Michael Burns Architects.

**THIS STAFF REPORT IS ISSUED AS A GUIDE TO APPLICANTS IN  
COMPLYING WITH DRCC REGULATIONS. IT IS NOT AN APPROVAL. NO  
CONSTRUCTION SHALL BEGIN UNTIL A CERTIFICATE OF APPROVAL  
HAS BEEN ISSUED.**

**DRCC#:** 26-6040A

**DATE:** September 18, 2026

**PROJECT NAME:** 39 North Union Street -- Additions

**The application is complete and shall be presented to the Commission for their action with a staff recommendation of approval at the October 21, 2026, meeting based upon the following analysis:**

**Existing Conditions:** The project area is a 1,289 square-foot (0.03 acre) lot located on the westerly side of North Union Street in the City of Lambertville, Hunterdon County, approximately 225 feet east of the Delaware and Raritan Canal and within Commission Review Zone A. The lot consists of a three-story brick with stucco veneer and frame addition mixed-use building. The building consists of ground-floor retail and two upstairs apartments and was constructed in the year 1850 in the 19<sup>th</sup> century vernacular style with Eastlake influences. The building is not visible from the Delaware and Raritan Canal State Park due to several intervening structures.



In 2023 the Commission issued a General Permit No. 1 for the in-kind replacement of the existing flat roof at the project site building (DRCC #23-6040).

**Proposed Project:** The applicant proposes building additions to the second- and third-floor apartment units. Specifically, the applicant proposes additions to the second and third floors over the existing frame rear addition, as well as a roof deck that would be accessed by means of an exterior spiral staircase. The project would not result in the creation of any impervious surface coverage or land disturbance.

The applicant also proposes interior building renovations that are not subject to Commission jurisdiction (See definition of “private project” at N.J.A.C. 7:45-1.3).

**Stream Corridor:** There are no streams or mapped watercourses on the project site, the nearest being a tributary of the Delaware River known locally as Ely Creek, which runs beneath the canal and is partially conveyed in a pipe, located approximately 1,220 feet to

**DRCC#:** 26-6040A

**DATE:** September 18, 2026

**PROJECT NAME:** 39 North Union Street -- Additions

the northeast. Therefore, the project is not subject to stream corridor impact review pursuant to N.J.A.C. 7:45-9.1(a).

**Stormwater Runoff and Water Quality:** The project does not propose an increase in impervious surface coverage. Therefore, the proposed project is not subject to stormwater runoff and water quality impact review pursuant to N.J.A.C. 7:45-8.

**Visual, Historic and Natural Quality Impact:** N.J.A.C. 7:45-10.2(a) directs that the Commission shall review all projects in Zone A to determine if the project is in accord with the goals for the Delaware and Raritan Canal State Park as defined in the park's Master Plan. The visual, historic, and natural quality impact review is intended to assure that development within Zone A is not harmful to the character of the environmental types identified in the Master Plan as comprising the park.

The project is located in an "Urban" canal environment as described in the Master Plan. The Urban canal environment name is characterized at N.J.A.C. 7:45-10.2(a) by the enclosure of the canal by dense development. The Master Plan states at Page 14 that goals for this section of the canal in the City of Lambertville are the completion of the multi-use trail and the placement of trees and shrubbery for definition and privacy. Therefore, nothing with respect to the proposed building addition project is incompatible with the Master Plan.

The provisions of N.J.A.C. 7:45-10.3(a) and (b), respectively, which discourage projects within certain portions of Review Zone A and authorize the Commission to require specific compensatory measures that mitigate the project's potential for harmful impact on the park as a condition of approval, are inapplicable to the proposed project, which is located in an Urban canal environment.

N.J.A.C. 7:45-10.4(a) directs that the projects in Review Zone A shall be set back from the Delaware and Raritan Canal State Park sufficiently far so that the winter visual and natural quality of the park are not adversely affected. In Urban canal environments, there are no minimum setbacks except as may be prescribed by municipal ordinances. The project is, therefore, in compliance with this requirement.

N.J.A.C. 7:45-10.4(b) directs that projects in Review Zone A shall maintain a reasonable height and scale relationship to nearby structures or vegetation. In the Urban canal environment, the height of structures may vary according to the height of existing structures that have a visual relationship to the proposed structure. The proposed addition third-story roof deck would raise the height of the existing building to 32 feet, 3.5 inches above existing grade. The surrounding commercial buildings are 31 feet 5.5 inches above existing grade. Therefore, the project is in compliance with this requirement.

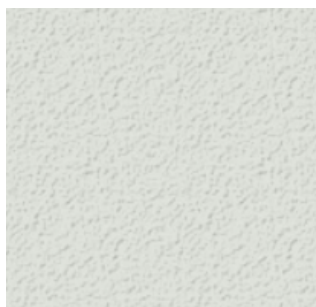
N.J.A.C. 7:45-10.4(c) directs that for projects in Review Zone A, the exterior appearances of a project shall be in keeping with the character of the Delaware and Raritan Canal State Park's individual environments. Specifically, proposed building colors shall harmonize with the man-made or natural surroundings of the project and shall be typical of colors found in the park environment. Proposed building materials and textures shall harmonize with the surrounding man-made and natural materials.

**DRCC#:** 26-6040A

**DATE:** September 18, 2026

**PROJECT NAME:** 39 North Union Street -- Additions

Sheet 8 of the submitted architectural plans indicates the proposed building materials and colors. The addition would be partly clad in Hardie® Plank cementitious clapboard siding in either a rough sawn or Cedarmill® texture in the “Countrylane” red color. The remainder of the addition would be stucco sided using Omega Products International “237 Rock Green” color. The balcony and roof deck railings would be a black metal cable rail design. The spiral staircase would be Paragon® “Monterrey” would be constructed from powder-coated aluminum and also in a black color. The French and sliding doors, as well as the windows would be from the Marvin® “Ultimate” collection and would be constructed from wood paired with a aluminum exterior cladding and would be “Stone White” in color.



(#237 Rock Green)



(“Countrylane” Red)

Commission staff determines that the proposed materials and colors are typical of the built environment of the City of Lambertville, and that the project is in compliance with this requirement.

The provisions of N.J.A.C. 7:45-10.4(d)1, which direct that for projects in Review Zone A, electric, telephone, cable television, and other such lines and equipment shall be underground or otherwise not visible from the Delaware and Raritan Canal State Park, are inapplicable to the proposed project.

The provisions of N.J.A.C. 7:45-10.4(d)2, which direct that exposed storage areas, out-buildings, exposed machinery service areas, parking lots, loading areas, utility buildings, and similar ancillary areas and structures shall either be completely concealed from view from the Delaware and Raritan Canal State Park or designed to minimize their visual impact on the park, are inapplicable to the project.

The provisions of N.J.A.C. 7:45-10.4(d)3 and 4, which regulate the dimensions and location of commercial signs or outdoor advertising structures, are inapplicable to the proposed project, which proposes no signage.

N.J.A.C. 7:45-10.4(d)5 directs that wherever possible, natural terrains, soils, stones, and vegetation should be preserved, and that new vegetation, stones, and soils should be native to the environment in which they are placed. The applicant proposes no new landscaping or the removal of any existing landscaping. This requirement is, therefore, inapplicable to the proposed project.

N.J.A.C. 7:45-10.4(d)6 directs that projects located in any officially designated Federal, State or local historic district or site shall be assessed for their impact upon that district or site. Recommendations to avoid, minimize, and/or mitigate the impacts of a project on a

**DRCC#:** 26-6040A

**DATE:** September 18, 2026

**PROJECT NAME:** 39 North Union Street -- Additions

listed property shall be made in consultation with the New Jersey Historic Preservation Office (SHPO) and based upon the United States Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.

The project site is located within the boundaries of the Delaware and Raritan Canal Historic District, which encompasses the canal bed and all structures within 300 feet of the centerline of the canal. The project is also located within the boundaries of the Lambertville Historic District, which generally encompasses the area from Delaware River to N.J. State Highway Route No. Route 29 and N.J. State Highway Route No. 179 (Bridge Street), and from north of Cherry Lane to south of Weeden Street. The district was added to the National and State Registers of Historic Places in 1983.

The 1982 Delaware and Raritan Canal Historic Structures Survey notes that the building, which is identical to the adjacent structure at 37 North Union Street, is an architecturally significant example of a 19<sup>th</sup> century commercial structure with a store on the first floor and offices or apartments above. In particular, the building features an excellently detailed main cornice that includes incised and cut out decorations between the paired brackets. These angular, notched, or carved decorative elements, which are made of wood turned on a powered lathe or cut by a powered jigsaw, are typical of the Eastlake movement of the late Victorian Period.

Architectural Background: Prevalent from around 1865 through about 1885, Eastlake is not strictly speaking a distinct architectural style; rather, it is a late Victorian form of decoration that was applied to buildings of the Italianate, Stick, and the Queen Anne styles. The Eastlake movement featured three dimensional, mechanically lathe-turned panels, spindle work, latticework, carved brackets, and scrolls that became highly popular because they could be ordered from a catalogue, and reflected a more refined simplicity and a restrained approach to ornamentation when compared with other Victorian styles.



**DRCC#:** 26-6040A

**DATE:** September 18, 2026

**PROJECT NAME:** 39 North Union Street -- Additions

The Eastlake design movement takes its name from English architect Charles Lock Eastlake (1836-1906), whose 1872 book Hints on Household Taste in Furniture, Upholstery, and Other Details was an immediate success in America. Rather than the florid, flowing, and heavy designs of the late Victorian period, Eastlake-inspired furniture and building ornamentation featured angular, low relief carvings, moldings, incised lines, geometric patterns, and flat surfaces that were easy to keep clean. This stood in stark contrast to the flowing, gilded, and highly ornamented styles like French Baroque Revival prevalent at the end of the 19<sup>th</sup> century.

With respect to impacts to the Delaware and Raritan Canal Historic District, the Commission notes that the project is not visible from the canal due to several intervening structures located on Block 1035, Lots 27 through 32, inclusive. With respect to impacts to the Lambertville Historic District, Commission defers judgment pending the submission of approval from the Lambertville Historic Preservation Commission.

**Staff Recommendation:** Staff recommends approval.

Sincerely,

A handwritten signature in black ink, appearing to read "John Hutchison", with a long horizontal flourish extending to the right.

John Hutchison  
Executive Director

- c. Hunterdon County Planning Board  
City of Lambertville Planning Board

**Please refer to the Commission project number (DRCC #) when making a submission, a resubmission, or transmitting project correspondence or documents.**