

Mendham Borough Historic District: Key Elements

- **Ordinances:**
 - Historic District Overlay Zone
 - Historic Preservation Commission (HPC)
- **Operating Philosophy**

Mendham Borough Historic District: Operating Philosophy

- Existing Ordinance Represents the Results of Resident & Council Collaboration (ca. 2001)
- Balances Protection and Flexibility
- Emphasizes “Visibility or Street-Scape”
- Encourages Cooperative and Cost Effective Relationship between Residents & HPC
- Provides Advice and Consultation
- Supports Timeframe Needs of Residents

Historic District Overlay Ordinance: Establishes Procedures

- Permits, PB or BOA Approvals Still Required as Necessary
- HPC Approval Required before Approval of Permit Only Improvements
- HPC Recommendation to BOA and PB on Applications; PB and BOA Final Authority

Historic District Overlay Ordinance: Establishes Standards

- Preserves Historic Significance and Architectural Value
- Reviews Visual Compatibility with Building and Surrounding Buildings
- Protects the Impact on the Character of the Historic District
- Sets Specific Design Criteria

Historic District Overlay Ordinance: Establishes Review Requirements:

- Subdivisions
- Demolition
- Relocation
- Change in Exterior Requiring Building Permit
- New Construction of Principal or Accessory Structure

Historic District Overlay Ordinance: Identifies **Exclusions**

- Paint Colors
- Maintenance Work not Requiring a Building Permit
- Permits Vinyl Siding with Review
- Permits Change in Roofing Material with Review

Historic Preservation Commission

- Seven (7) Members Designated by Mayor and Approved by Council
- Five (5) Regular Members; 2 Alternates
- Person Knowledgeable in Building Design and construction or Architectural History
- Residents of Borough with Preference to those in District
- Support of Attorney, Planner and HPC Consultant as Requested

2010 Historic Preservation Commission

- Mike Zedalis, Chairman
- Chris Nicholson, Vice Chairman
- Nick Cusano, Architect
- Carol Jones Curl
- Mike Furgueson
- John Dannenbaum, Alternate
- Susan Carpenter, Alternate

Historic Preservation Commission History

- 200 Applications Reviewed Since Inception in 2001
- Significant Reviews:

Historic Preservation Commission: Review and Timeframes

- No Borough Fees
- Applicant Administrative Fees; Copies Required
- Minor Applications Are Usually Worked within 24-48 Hours
- Routine Applications are Scheduled for Regular Meetings: 1 / Month
- Special Meetings are Called to Expedite Issues as Required

Historic District Success

- Up-front Communication between the Residents / Businesses and Historic Preservation Commission
- Thoughtful, Compatible Improvements to the Home / Business and District
- Relatively Simple Application Process
- Flexibility and Cost Consciousness within Historic Context