

**MINUTES OF THE  
MENDHAM BOROUGH  
HISTORIC PRESERVATION COMMISSION  
May 16, 2011  
Phoenix House, 2 West Main Street, Mendham, NJ**

**CALL TO ORDER**

The regular meeting of the Historic Preservation Commission was called to order by Chair Zedalis at 7:30 p.m. at the Phoenix House, 2 West Main Street, Mendham, NJ.

**CHAIR'S OPENING STATEMENT**

Notice of this meeting was published in the Observer Tribune and Daily Record on January 27, 2011 in accordance with the Open Public Meetings Act and posted on the bulletin board of the Phoenix House on the same date.

**ATTENDANCE**

Ms. C. Jones-Curl – Present  
Mr. N. Cusano – Absent  
Mr. M. Furgueson – Absent  
Mr. C. Nicholson - Present

Mr. M. Zedalis – Present  
Mr. J. Dannebaum, Alternate I – Present  
Ms. Susan Carpenter, Alternate II- Present

Also Present: Ms. M. Durcan, Land Use Assistant

**MINUTES**

Mr. Nicholson made a motion to approve the minutes of the March 21, 2011 regular meeting of the Commission as written. Mr. Dannenbaum seconded. All members being in favor, the minutes were approved. The meeting of April 18, 2011 had been cancelled

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**PUBLIC COMMENT**

Chair Zedalis opened the meeting to comments by the public on anything that was not on the agenda. There being none, the public session was closed.

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**APPLICATIONS**

**HC 04-11: Bracco, Sal** – Review of Fence, Patio, Roof and Front Walkway  
Block 1902, Lot 15, 3 Prospect St.

Present: Sal Bracco, Applicant

Mr. Bracco presented his application for the replacement of a fence, walkway and roof. He had provided drawings and descriptions with his application dated May 9, 2011.

Responding to Commission questions on what elements could be seen from the Prospect Street and Hilltop Road, Mr. Bracco stated that the fence backs up to Hilltop and the rear patio cannot be seen from the street. He expanded that the rear patio would be increased in size and it will be replaced with bluestone which is what currently exists.

In terms of the fence and rear patio Mr. Nicholson indicated that since both are not visible from either street, there are no issues from a Historic Preservation Commission perspective. Mr. Bracco should continue with filing the appropriate paperwork to obtain permits for the work.

The front walk and the roof were addressed as two elements of the house that can be seen from the street and are of concern to the Historic Preservation Commission. Mr. Bracco explained that the

front walk would be replaced with Bluestone with bricks used on the perimeter. The Commission did not have any questions or issues associated with the use of these materials.

In terms of the roof, Mr. Bracco stated that the existing slate roof would be replaced by “slate like” material in Manchester Grey. The existing roof is approximately 65 years old which has caused it to flake, discolor and leak. It would be very costly to replace the roof with slate, and the “slate like” material would be a close match.

In discussion Mr. Nicholson indicated that the Historic Preservation Commission’s role is not to mandate “like for like” materials. The material that Mr. Bracco has chosen for replacing the roof is in keeping with maintaining the historic appearance. He would have no problem in approving the application.

Chair Zedalis opened the meeting to questions and comments by the public. There being none, the public session was closed.

Mr. Nicholson made a motion to approve Mr. Braccos’s application for the roof and the front walkway. Mr. Dannenbaum seconded.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In Favor: Jones-Curl, Nicholson, Zedalis, Dannebaum, Carpenter  
Opposed: None  
Abstentions: None

The motion carried. A letter of approval will be prepared with copies to the Construction and Zoning Officials.

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**HC 05-11:**     **Hunter, Buck** – Review of Lamp and Lamp Posts  
Block 1903, Lot 9, 18 West Main St.

Present:         Buck Hunter, Applicant

Mr. Hunter presented his application for a new 10 ft. tall light post with two dragon head lights to be located at the end of his driveway along Main Street. He had provided drawings and materials to the Commission with his application dated May 12, 2011.

Mr. Hunter explained that the two dragon lights to be added to the pole are identical to the existing dragon lights on the front of his home. Since he had the actual light to be used in his possession, he showed it to the Commission explaining the lights, made of cast iron, are from the late 19<sup>th</sup> century. They would have a glass globe or half globe of appropriate size. The lights are in keeping with the time period and match the existing ones on the front of the house which have been there since they purchased the home in 1989. Their home is known as the Garabrant House which was built in 1902. The lamp post matches the time period and would be mounted into a concrete base.

When Mr. Hunter stated that he would like to add low voltage lighting to the front of his home similar to others in the neighborhood, the Commission questioned the brightness. Mr. Hunter replied that he is looking at 40-60 watts which is in the range of the existing porch light. Mr. Zedalis recommended that it be “neighbor friendly” and not to exceed the existing porch light.

Chair Zedalis opened the meeting to questions and comments by the public. There being none, the public session was closed.

Mr. Dannebaum made a motion to approve the lamp fixture and the two dragon lights as submitted in the application. Ms. Jones Curl seconded the motion. Mr. Nicholson added that there not be any stipulation as to the wattage. That was not a Commission matter.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In Favor:         Jones-Curl, Nicholson, Zedalis, Dannenbaum, Carpenter  
Opposed:         None  
Abstentions:     None

The motion carried. The application was approved. A letter will be sent to the Construction and Zoning Officials.

**OTHER BUSINESS**

Mr. Zedalis gave a brief update on the status of the Historic District Expansion. After speaking with Mr. Furgueson on the outcome of the Planning Board meeting, he will provide additional information.

Ms. Carpenter noted a recent article in the Observer Tribune regarding a historic home in the Township. It was sold and there are now plans for leveling it. There are no restrictions. She requested that we obtain a copy of the article and assure that it is brought to the attention of the Mayor and the Council. We need to prevent this from occurring in Mendham Borough.

Ms. Jones-Curl raised the issue of the Post Office and the condition of the trailers and the electrical power area. Discussion followed on what could be done to increase the visual appeal of the area. The Commission agreed that it is another topic that should be brought to the Mayor's attention.

**ADJOURNMENT**

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 8:30 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, June 20, 2011 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan  
Recording Secretary