

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
July 20, 2009
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 26, 2009 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 – Present
Mr. C. Nicholson - Absent

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

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MINUTES

Ms. Jones Curl made a motion to approve the minutes of the June 29, 2009 special meeting of the Commission as written. Mr. Furgueson seconded. All members being in favor, the minutes were approved.

APPLICATIONS

HC 12-09: **Parmer, Leigh Anne (ECCO Life)** – Review of Sign
Block 1501, Lot 1
3 East Main St.

Present: Leigh Anne Parmer

Ms. Parmer had presented sign design, fonts and photographs to the Commission with her application dated June 15, 2009.

Ms. Parmer explained that she is opening a wellness center with yoga, palates and dance inspired workshops. She would like to place an awning over the door and window. It will be a brown and black stripe with a parchment logo. It is designed to give a high end appearance with warm colors and to create a welcoming environment. It is consistent with the theme of the business, and the neutral colors blend with the building. It is 156 inches wide and projects 26 inches from the wall. There will not be any change to outside lighting.

Continuing with her desired plan for the windows, she stated that she had wanted to do etching on the bottom window, but the TRC stated that it was not consistent with the historic building. The plan was to use a vinyl product that attaches to the outside of the glass. She discussed using something sheer on the inside of the windows to let the light in and provide privacy for the clients. Commission suggested that Mr. Cusano might be able to provide some suggestions for the window.

When Ms. Parmer indicated that she might make a change to the awning, the Commission advised her that if she made a change, she would need to review the change with the Chair or Vice Chair. They would approve her request subject to the final review.

Mr. Zedalis made a motion to approve the application subject to a final review by the Chair or Vice Chair. Mr. Furgueson seconded.

ROLL CALL: The result of the roll call was 4 to 0 as follows:

In Favor: Jones Curl, Furgueson, Dannebaum, Zedalis
 Opposed: None
 Abstentions: None

The motion carried. Ms. Callahan will prepare a letter of approval with copies to the Zoning Officer, Planning Board and Construction Official.

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HC 13-09: **Fabrizi, Carla** – Review of Sign
 Block 601, Lot 3
 6 East Main St.

Present: Carla Fabrizi, Applicant
 Cecil Diaz, Building Owner

Ms. Fabrizi had presented sign design, fonts and photographs to the Commission with her application dated July 15, 2009. At the meeting she indicated that she would prefer to install an awning and presented the awning design to the Commission at the meeting.

In discussion with the Commission, Ms. Fabrizi stated that she had intended to replace the sign for the previous tenant, Scarlett, with a sign of the same dimension and the same materials. She really had wanted an awning, and when Cecil Diaz of the Mendham Spa indicated that he would also put up an awning, there would be one on each side over the two large windows. The window trim on her side would be changed from red to white.

During discussion with the Commission, Mr. Diaz advised that he had been previous approved for an awning with the Scarlett business; but upon checking the file, it was determined that a new approval would be required. Commission also noted that the mock-up provided showed two different length drops on the side. The intent would be to have the awnings be even across. Mr. Diaz and Ms. Fabrizi stated that was their intent.

The Commission determined that they would require an application from Mr. Diaz with the length adjustments before approving the awning for that side of the building. They would provide Ms. Fabrizi an approval. Only the sign post signage would remain.

Mr. Furgueson made a motion to provide the approval of the awning for Ms. Fabrizi based on design submitted. Ms. Jones Curl seconded.

ROLL CALL: The result of the roll call was 4 to 0 as follows:

In Favor: Jones Curl, Furgueson, Dannebaum, Zedalis
 Opposed: None
 Abstentions: None

The motion carried.

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HC 08-08: **Tiger Realty** – Review of Windows
 106 East Main St.

Present: Robert Berlant, Applicant
 Representative United Window and Door

Mr. Berlant had previously received a recommendation from the Commission to the Planning Board for construction of the building at 106 East Main St. While overall elevations and materials had been discussed, specifics for the windows were not reviewed in detail. He agreed not to use vinyl siding, but at the time he did not think to bring up that he was considering vinyl windows.

Mr. Berlant described the windows as partially wrapped in vinyl. Every commercial building he has constructed has United Windows. They will not rot, and the tenants will not paint them shut. He and the representative from United Window and Door displayed a physical example of the window and compared that to a physical example of an Anderson Window and a wooden window.

After discussion, the Commission agreed to a United Window with frameworks exterior casing. The window would be SDL with one spacer between, one spacer on the inside and one spacer on the outside. The configurations, i.e. 6 over 4 would match the architect's approved elevations. They would vary by location on the building.

Mr. Zedalis made a motion to approve the windows based on the discussion. Ms. Jones Curl seconded.

ROLL CALL: The result of the roll call was 4 to 0 as follows:

In Favor: Jones Curl, Furgueson, Dannebaum, Zedalis
Opposed: None
Abstentions: None

The motion carried. Ms. Callahan will prepare a report with the agreement and provide copies to the Zoning Officer, Construction Official and Planning Board.

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PUBLIC COMMENT

Mr. Zedalis opened the meeting to public comment or questions on any items that were not on the agenda. There being none, the public session was closed.

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, August 17, 2009 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan
Recording Secretary