

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
February 22, 2010
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 28, 2010 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

MINUTES

Mr. Nicholson made a motion to approve the minutes of the January 25, 2010 regular and reorganization meeting of the Commission as written. Mr. Dannenbaum seconded. All members being in favor, the minutes were approved.

APPLICATIONS

HC 22-09: Nettune, Dr. (Donnelly Construction) – Review of Porch/Steps
Block 601, Lot 8, 18 East Main Street

At the request of the applicant this application was carried to the March 15, 2010 regular meeting of the Commission

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HC 01-10: Black Horse Tavern – Review of Awning
Block 301, Lot 1, 3 West Main St.

Present: Ben Danzi, Scotto Properties (Applicant)
Mike Horthy, Black Horse Tavern Manager

The Applicant had provided pictures of the proposed awning and dimensions of the sign with their application dated February 12, 2010.

Mr. Danzi explained to the Commission that they wanted to put an awning back across the entrance stairs to the Tavern restaurant. There had been an awning in the location as could be seen from a picture that was submitted with the application. He provided another photo at the meeting showing a different striped awning that had also been used previously. He continued that they needed the awning and the sign as there was a long set of stairs without cover and there is also confusion on where the Tavern and the Pub are located. The proposed awning would be striped

similar to the awning on the front of the building.

Mr. Nicholson expressed his opinion that the awning itself appeared to work, but the sign and structure at the end were not in keeping with the building. The Black Horse Inn is a model of a historic structure, and the structure they are proposing is 14 ft. high and not compatible. The wrought iron used does not even match the railings. He recommended that the structure with the sign be

removed and an awning comparable to the one that had previously existed be used. The Black Horse Tavern name could be placed on the fabric at the end of the awning. Mr. Zedalis added that if the awning is striped, it should match the awnings on the front of the building.

Mr. Danzi responded that the height of the structure was necessary for the appropriate clearance to carry the awning. He felt that once the awning was placed over the structure it would be toned down. The structure they have proposed is wind resistant and helps avoid a maintenance problem. He suggested that he could take out the wrought iron in the center of the structure and have the plain supports remain.

Mr. Dannebaum advised the applicant that had they come to the Commission before putting up the structure and the sign, they would have had the input and would have been guided in their approach. They cannot separate the decision on the sign and the awning.

Mr. Nicholson expressed that a 2 inch pole should be enough to hold the awning. The structure they are proposing is a significant change to a special property. It is what is seen along Main Street. The sign is overbearing. The awning that had previously been used was tastefully done.

Mr. Danzi stated that the Pub sign along Main Street is noticed, but the Tavern is not noticed. They want to attract business. It is to no one's benefit if the business suffers.

Ms. Carpenter suggested that Mr. Danzi review the other signs in the Historic District and note that most are wooden with gold or white recessed letters. The problem is that the sign they are proposing with the white background is not compatible with the rest of the signs. A dark background would be more appropriate. They could do better.

Ms. Jones Curl commented on the size of the sign and structure indicating it should be smaller as the large size detracts from the building. It is also very high. The Commission needs the exact height and the dimensions of the original awning that is longer there and the proposed awning.

After the discussion, the commission advised Mr. Danzi that they would like to see the entire structure removed. The awning should be possibly lowered about 2 ft as it now appears to be 7 to 8 ft over the first landing. Instead of taking the scroll work out, simple poles should be used on each side to hold the awning. An awning with the name or logo on the fabric at the end would be very acceptable, but the name should be on a dark background, for example, black if they want to use their logo. They suggested that he contact a professional awning company.

After hearing the input of the Commission, Mr. Danzi advised that he would review the heights, make some design considerations and return to the Commission.

The Commission Secretary advised Mr. Danzi, that based on the letter he had received from Geoff Price, Zoning Officer, they would also need to submit a site plan/site plan waiver application for the awning and supports.

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DISCUSSION

Historic District Expansion Phase II: Mr. Zedalis advised the Commission that he would be attending a meeting with the Mayor, Planning Board Chair, Administrator and Dennis Bertland to kick off the discussions on the Outreach Program for the expansion of the Historic District.

ADJOURNMENT

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 8:45 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, March 15, 2010 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan
Recording Secretary

