

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
May 17, 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 – Absent
Mr. N. Cusano – Present
Mr. M. Furgueson – Absent
Mr. C. Nicholson – Present

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

MINUTES

Mr. Nicholson made a motion to approve the minutes of the Regular Meeting of April 19, 2010 and the Special Meeting of May 3, 2010. Mr. Cusano seconded. All members being in favor, the minutes of both meetings were approved.

PUBLIC COMMENT

Chair Zedalis opened the meeting for questions and comments by the public on items that were included on the agenda. There being no public comment, the session was closed.

APPLICATIONS

HC 07-10: **Ted Pellichero**
 Block 1501, Lot 41, 6 Hilltop Road

Present: Rachelle Pellichero

The applicant had provided the sign design to the Commission with his application dated April 22, 2010.

Ms. Pellichero explained to the Commission that the sign would be 6 ft. long by 1 ft. high. There is no lighting. It will be located centered over the two doors. The sign is to be constructed of wood, 1 and ½ inches thick. It will be a rustic red with gold engraved lettering.

Mr. Cusano made a motion to approve the application. Mr. Nicholson seconded.

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

In Favor: Cusano, Nicholson, Dannebaum, Zedalis
Opposed: None
Abstentions: None

The motion carried. Ms. Callahan will prepare a letter of approval with copies to the Planning Board, Zoning Official and the Construction Official. The applicant was reminded that they will need to obtain a sign permit.

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HC 08-10: **106 Mendham LLC** – Review of sign change/barber pole
Block 801, Lot 12, 106 East Main St.

Present: Robert Berlant, Partner in 106
 Robert Romeo, Men of Mendham, LLC
 Margaret Romeo, Men of Mendham, LLC

The applicant had provided elevations and sign designs with his application dated May 10, 2010. The property is located in the Main Street Corridor. As the property is located in the Main Street Corridor, the applicant was requesting the recommendation of the Commission for applications to the Board of Adjustment and Planning Board.

Mr. Berlant explained to the Commission that they will be applying to the Board of Adjustment for a barber shop use in the building. It will be 1136 sq. ft. Some site issues will be going to the Planning Board. They want to increase the size of the existing sign so it will be large enough for Coldwell Banker, the barber shop and a bank. Most banks are looking for larger signage. In addition, they would like to add a storage shed to the property to hold the storage items that Coldwell Banker currently has in the space that will be occupied by the barber shop.

After reviewing the pictures of options for the shed, Mr. Cusano recommended that the Garden A Frame would most appropriately work with the pitch of the main building. Mr. Berlant agreed and stated that he would also like to add windows.

Mr. Berlant explained that they would like to add a barber pole attached to the column in the rear of the building on the parking lot side. It would be visible from Cold Hill Road, but not visible from the intersection. The Commission agreed that the barber pole was very traditional, and after some discussion, recommended that the applicant use Model 77. In discussion with the applicant, it was also noted that the pole does have a light and would be on a timer to turn off one hour after the barber shop closes. The barber pole would be repositioned to the eastern face of the column.

Addressing the signage, Mr. Berlant stated that the existing sign is 4 ft. x 4 ft. with an arched top. They would like to extend it 2 ft. and make the dimensions 4 ft. x 8 ft. The front entrance to Coldwell Banker is located by the sign, but the bank entrance is from Cold Hill Road. They need visibility on the sign. The bank he is considering has a condition for a larger sign.

Mr. Nicholson expressed his opinion that the sign would be too large and dwarf the “Welcome to Mendham” sign. Mr. Cusano recommended that two signs be used. The two signs would be more traditional and smaller. They recommended that the “Men of Mendham” portion could be placed with the “Coldwell Banker” portion. The two signs would need to be of the same size and shape for balance. The signs should also be balanced on either side of the walk.

Chair opened the meeting to any public comment on the application. There being none, the public session was closed.

Mr. Cusano made a motion to make a recommendation that:

1. The Barber Pole #77 should be used with the light on the timer. It should be located on the eastern edge of the column.
2. A sign of the same design, size and materials as the existing Coldwell Banker sign be used for the proposed bank on the opposite side of the walkway. It be located the same distance from the walkway to balance the effect.
3. The Garden A Frame shed with two windows, painted to match the building be used. It should be located as close as possible to the location noted on the plans. The shed will have three windows and an access door.
4. The sign above the doorway that was previously approved remain.
5. Revised drawings be provided for review before sending the recommendation forward.

It appeared that #1 would be a recommendation to the Board of Adjustment and 2 through 4 to the Planning Board.

Mr. Nicholson seconded.

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

In Favor: Cusano, Nicholson, Dannnbaum, Zedalis
Opposed: None
Abstentions: None

The motion carried. Ms. Callahan will prepare a report with the recommendations pending receipt of the final drawings.

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Krasney Financial – Concept Review
Block 1501, Lot 11, 25 East Main Street

Present: Jonathan Krasney, Owner
Lawrance Appel, Architect

Mr. Nicholson placed a statement on the record indicating that he had done work for Mr. Krasney 15 years ago. There were no objections.

Mr. Krasney explained that he has lived in Mendham Township since 1989. He has an investment advisory board and his office is located on the side of his home. In 2006/2007 he opened an office in Jockey Hollow. He now wants to make a realist gem for his business on Main Street.

Mr. Appel explained that they tried to understand the history of the bank location. They have no intention of creating a modern building. After attending the TRC meeting they are not sure yet if they will go to the Board of Adjustment or the Planning Board. If they do plan two buildings, they will need to go to the Board of Adjustment. He described the existing building at 25 East Main Street as in “disrepair”. There has been deferred maintenance, and there would be high costs to rehabilitate it. The easiest thing is to raze the structure and start over. To renovate and add on is costly. His opinion is that two smaller buildings would be more historically pleasing than one large building particularly since the original building is small.

Describing the proposed new building, Mr. Appel stated that it would be located to the rear of the property. The short side of the building would be facing the road. The side slopes down on the left side with the south and west sides being higher. The finished first floor is dug into the ground in the rear. In terms of the existing building, Mr. Appel stated that they would save it and add on to the right. The current additions to the sides and the rear of the building have been done poorly. If they are taken away, there is not much of the existing structure left. It would be easier to reconstruct the building than to rehabilitate it.

Mr. Cusano cautioned that it could be called a major renovation, but once one knows the history, it is difficult to remove it from the Borough map. He cited an example of the James Madison house in Virginia that had been expanded and changed when purchased by DuPont. Over the past 10 years non-compatible elements have been removed and it has been returned to Madison’s point in history. Mr. Cusano stated that seeing the roofline and the drawings in three dimensions would be very important. They should consider keeping the façade.

Responding to Mr. Zedalis on whether the windows could be saved if the building were reconstructed, Mr. Appel advised that the original windows have already been replaced by vinyl. They would plan on keeping the look of the windows. They would be looking for a two and a half story building. Based on discussions with the TRC, they might also need to consider an affordable housing unit. If there are two buildings, several variances would be needed.

After a short discussion with the Commission and the applicant, Mr. Cusano stated that he would prefer that they keep the small original look of the building and see if they can add on. Sometimes what was once the original building becomes the secondary part of a new building. If they recreated the building, the Commission would be looking for details such as SDL windows. Vinyl siding would not be in the right direction. The existing cottage has a great design. The roof line is not high as the second floors were usually used as sleeping lofts.

Mr. Krasney liked the idea of recreating the original cottage and adding on. Mr. Appel stated that they need 3500 sq. ft. plus growth for Mr. Krasney’s business. They would like to do the project variance free.

The Commission summarized their discussion as follows:

- They would rather see two buildings. Two small buildings would help preserve the historic nature of the property. Many historic buildings had barns to the rear as secondary buildings.
- The street face should be maintained with a comparable setback for the addition. The addition should not dwarf the original part.
- The roof lines need to be worked and the drawings presented in three dimensions to most appropriately judge the scale and dimensions.
- The front 17.5 ft. façade of the cottage should be preserved. There can be flexibility in dealing with the connecting pieces.
- The Commission is trying to balance history with recognition of the finances of the construction.
- The applicant should document what is currently wrong with the building and what has been changed historically over time.

Responding to Mr. Appel on his request to make the front building two stories, the Commission stated that they then would be changing the front façade and the character of the structure. Also, in terms of the requirement that each user have a door, the Commission stated that they will not override a construction ordinance.

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

Messrs. Krasney and Appel agreed to return with updated drawings.

ADJOURNMENT

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 9:50 p.m. The next regular meeting of the Historic Preservation Commission will be held on Monday, June 21, 2010 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan
Recording Secretary