

**MINUTES OF THE  
MENDHAM BOROUGH  
HISTORIC PRESERVATION COMMISSION  
June 17, 2013  
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 24, 2013 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 – Present  
Mr. M. Furgueson – Absent  
Mr. C. Nicholson – Present

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

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**MINUTES**

Mr. Cusano made a motion to approve the minutes of the May 20, 2013 regular meeting of the Commission. Mr. Nicholson seconded. All members being in favor, the minutes were approved. Messrs. Dannenbaum and Zedalis abstained.

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**PUBLIC COMMENT**

Mr. 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 18-13:**     **Nickelfish Design & Marketing** – Site Driveway Connections  
Block 1902, Lots 20 & 21, 5 & 7 Hilltop Road

At the request of the applicant this application has been placed on hold pending update of the information.

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**HC 19-13:**     **D'Angelo, George** – Addition to Front of Home (Recommendation to BOA)  
Block 302, Lot 4, 59 West Main St.

Present:       George D'Angelo, Applicant

The applicant had provided elevations to the Commission with his application dated June 11, 2013. He provided a survey to the Commission at the meeting.

Mr. D'Angelo explained to the Commission that he would like to sell his current home and live in Mendham. He would like to add 800 sq. ft. to the home. He is planning on keeping the design of the home the same. He will try to match the siding as best he can, but if he cannot find a good match, he will re-side the entire home. There is vinyl siding on the home now.

Continuing, he handed out copies of the property survey and explained that the addition had been drawn on the survey to show its location. The home would be 20 ft. closer to West Main Street. The width will remain the same. The exterior would have the same look as it has today.

Responding to the Commission, he stated that he has 700 sq. ft downstairs and 500-600 sq. ft. upstairs now. He would be adding 800 sq. ft. It is a two family home, and he plans on keeping the tenant. He has two entrances.

Mr. Cusano commented that he understands what Mr. D'Angelo is trying to achieve, but the current front façade is a cottage/dutch colonial with an uninspired dormer. The drawing does not reflect what the home would look like in real life. The expansion would not look successful as the roofs would be separated by 15 ft. That distance would be seen from the side and it would not look like a dutch colonial.

Continuing, Mr. Cusano stated that he cannot design the home for Mr. D'Angelo, but could offer some general suggestions for a direction that would help the home be more in keeping with the Historic District. There is a possibility to create more of a gable and a steeper pitched roof. It would appear to be a taller house, but that should not be an issue. It would give the home more of a Victorian Farmhouse look. His architect might be able to design it as a "closed in" porch look. The design would also need to incorporate the front and the rear.

Mr. D'Angelo stated that he did not change the look of the home as he thought that the Commission had liked it. He liked what Mr. Cusano's suggestions. He did want to save the front window.

Mr. Nicholson noted that this home is very visible from the public way of West Main Street from the front along that road and from the side on Lake Drive. As currently submitted, the design is not in keeping with the Historic District.

Mr. Cusano added that he would recommend that Mr. D'Angelo obtain the services of an architect that has historic home experience. The architect could help with a historically sympathetic design, work with the proportion of the windows and work the casing details. Shutters may or may not work on the final design.

In discussion, other members of the Commission requested that the materials be delineated and that SDL windows be used for the front façade. As he was considering new windows for the side, he should consider SDL as well. The plans would need to be redrawn, and they would need to see details down to the corner boards and windows. They noted that the expansion would put the home closer to the Main Street setback of the other homes in the area. This would make the road look more uniform.

Mr. Cusano noted that the question is how far an owner should be expected to take an existing home to a historic look. He cited the example of how handicap access is treated. When renovations are made, the owner is expected to make a 10% improvement each time, not do an entire conversion all at once. They are expected to begin in rational ways. In the case of this home, the important aspects are the front façade and the massing of the building.

The Commission requested that Mr. D'Angelo have his architect redraw the plans based on the discussion. The current plans are not complete and lack all the detail that they require to make a recommendation to the BOA. Mr. D'Angelo agreed to revisit the plans and return to the Commission.

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## ADJOURNMENT

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 8:20 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, July 15, 2013 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan  
Commission Secretary