

**MINUTES OF THE  
MENDHAM BOROUGH  
HISTORIC PRESERVATION COMMISSION  
July 16, 2012  
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, 2012 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 – Absent  
Mr. M. Furgueson – Present  
Mr. C. Nicholson - Present

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

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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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**PRESENTATION**

**Tranquility Garden**: Ellen Sandman, Borough Administrator accompanied Matt Marino, Eagle Scout Candidate, for a presentation on his Eagle Scout Project dealing with Tranquility Garden. After a short introduction by Ms. Sandman, Scout Marino explained his plans for Tranquility Garden:

- Clean area and put in mulch
- Widen path under the arbor
- Replace the brick that lines pathway
- Replace the arbor (will be same design) and paint
- Trim ornamental trees on the west side
- Install a sign: Tranquility Park, a Mendham Borough Park, Dawn to Dusk
- Prepare mulch and planting beds for the Garden Club.
- Take water out of the center well so that flowers can be planted
- Use benches in the 1900s style.

Ms. Sandman reported to the Commission that there had been a meeting of the subcommittee, but given vacation schedules the Historic Commission representatives could not attend.

In discussion on the fence that has been installed, Mr. Nicholson, HPC representative to the subcommittee, stated that it would not be painted. It will weather similar to the fence in the rear. If it were painted, it would require more maintenance and, as it borders the neighboring property, painting the other side would be difficult.

In response to Mr. Zedalis on whether he had a design and layout for the park, Scout Marino stated that he has the conceptual view. The project is mainly cleanup and then the Garden Club will do the plantings. He plans to work on the site August 17, 18, and 19. The plantings may not take place at that time due to the heat. There is no water on site, so it would be difficult to water them.

Mr. Nicholson confirmed that there would be no major renovation, just cleanup. He also requested that a sketch of the sign be presented to the Historic Preservation Commission before it is ordered.

Scout Marino stated that it would be a hanging sign so that it does not get damaged in the weather. It would be located on the right hand side before the sidewalk so that it can be seen from Main Street.

The Commission thanked Scout Marino for his presentation and work, and requested that before the sign is order they review the sign design, fonts, color, location and dimensions.

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## APPLICATIONS

**HC 24-12:** Patton, Robert – Review of Mudroom Addition: (Recommendation to BOA)  
Block 1903, Lot 12, 3 New Street

Present: Robert Patton, Applicant

Mr. Patton had provided the Commission with the elevations and materials list with his application dated June 25, 2012.

Mr. Patton explained to the Commission that they want to create a mudroom to connect the existing house and garage. In 2001 they added to the home, but are now finding difficulty in moving things from the garage up the stairs to the house. The ice in the winter is very difficult. They will be removing the steps and the patio walkway. This will also provide more storage.

From a design perspective it cannot be seen from the street. It is also hard to see the garage from the street. The design keeps the two structures so that they relate to each other and appear as if they have always been there. They have added three windows over the French doors to help balance the design. The windows and siding will be the same as the house and the French doors will match. They would like an option to do a metal standing seam roof in either copper or galvanized steel. It does not affect the neighbor's view. He will need a variance for the side yard setback.

Mr. Zedalis made a motion recommend the application as presented to the Board of Adjustment based on the Cusano drawings dated May 8, 2012. The materials and details will match the existing home and garage. Mr. Furgueson seconded.

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

In Favor: Furgueson, Nicholson, Dannenbaum, Zedalis

Opposed: None

Abstentions: None

The motion carried. Ms. Callahan will prepare a report for the Board of Adjustment.

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**HC 25-12:** DeAngelo, George – Review of Addition  
Block 302, Lot 4, 59 West Main St.

Present: George DeAngelo, Applicant

Mr. DeAngelo had provided the Commission with elevations for a two and three family design, photos and materials list with his application dated July 5, 2012. He presented another option to the Commission at the meeting based on a drawing dated June 30, 2012.

Mr. DeAngelo explained to the Commission that he is new to town and purchased a two-family home. He would like to improve the appearance of the home. He has been trying to look at the area and knows he needs to conform to what is in the area. The first set of plans he submitted did not have a doorway in the front, so he revised them. The plans he provided to the Commission for their use at the meeting have a bump out in the front that extends 12 ft. for the addition of a bedroom. He plans on renting. He also discussed a picture containing a wraparound porch that he would consider.

Mr. Furgueson summarized stating that he understood that Mr. DeAngelo was presenting two options to the Commission. The first being a two-family home based on the plans that he submitted at the meeting, and the second being a three-family that would have a door in the front based on the plans previously submitted. There was also a picture submitted with a wraparound porch that did not appear in the formal plans. He stated that it was important for the Commission to see the actual plans before they could decide on anything.

The Commission offered Mr. DeAngelo some direction. Mr. Nicholson advised Mr. DeAngelo that whether the home is a two-family or a three-family is not the concern of the Historic Preservation Commission. That is for the Board of Adjustment. Mr. Furgueson continued that porches are a feature to many homes on Main St. The current house does not have one and appears to have been built in the 1950s. A porch adds value and breaks up the look of the house. The home would be better with one than without. Mr. Zedalis added that a door in the front is preferable.

After the discussion, Mr. DeAngelo asked the Commission to focus on the two-family design. Mr. Zedalis confirmed that there was one entrance with a common vestibule. Mr. DeAngelo described the interior flow of the building.

Commission finally focused on Sheet #4 of the plans provided the evening of the meeting. Mr. Nicholson stated that they were an improvement over what currently exists, but they would need in writing the detailed materials. The Commission also stated that they would like to see the windows match the door that had divided light.

Mr. Zedalis requested that the minutes reflect that the Commission reviewed the drawings and layouts, and determined that the proposal with the modification to the two-family appeared to be attractive from the front and the driveway. However, to make a formal approval or stronger recommendation, the Commission would need to see the final drawings and materials list. It was recommended that Mr. DeAngelo consult the Zoning Officer to determine what can be done within the regulations, and what would trigger a need to go to the Board of Adjustment before finalizing his plans.

Mr. DeAngelo requested that the Commission Secretary provide him with a note outlining the detail of what would be required so he could effectively work the details.

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Mr. Furgueson recused from the next application as resident within 200ft.

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**HC 26-12:**     **Seavey, Bryan** – Renovations to Existing Home  
Block 1501, Lot 20, 45 East Main St.

Present:        Bryan Seavey, Applicant

Mr. Seavey had provided the Commission with elevations and materials list with his application dated July 11, 2012.

Mr. Seavey explained to the Commission that the home is in almost disrepair. He is doing what he can in the front. He will be restoring the siding and trim through sanding and repainting. The front columns have rot at the base, and the plan is to cut them off slightly at the bottom and add a small base of about 2 ft. This will add some dimension to the columns. That is the only change to the front.

The elevations of the sides will remain the same. He will repair a bay window that is currently collapsing. He will reframe its floor and then reframe the bay window using the same materials. The home has all single pane double hung windows, and he will repair and retain them. There are old fashion hanging storms that they will fix and also use in the winter.

In terms of the rear, there will be an addition. It will have double insulation TDL windows. Hardiplank siding will be used, the same color as the body of the home. He is trying to match the cornices within reason, but since the home is not level, he will try the best he can. There is a garage underneath the building that will stay, and the main chimney will stay.

The Commission did not have any concerns and was pleased that the home was being saved and improved.

Mr. Nicholson made a motion to approve the application as presented. Mr. Zedalis seconded.

ROLL CALL: The result of the roll call was 3 to 0 as follows:

In Favor:       Nicholson, Zedalis, Dannenbaum  
Opposed:       None  
Abstentions:   None

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

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## DISCUSSION

**Main Street Banners:** The Commission had begun their discussion at the June meeting, but as the number of members was limited, the Chair wanted additional feedback at the July meeting. He explained to the members present that at the last meeting, one of the members was not in favor of having banners across Main Street and cited the fact that they were not in keeping with the Historic District. The two other members present at that time, did not have an issue, provided proper controls were put in place.

Mr. Nicholson stated that banners have been a part of Mendham traditionally, and were used until the trees could no longer support them. He would be in favor provided that the proper restrictions were in place. This would need to include how many times per year they could be used. He also wanted them for the use of Mendham Borough functions. Mr. Furgueson and Mr. Dannenbaum were also in support of the use of banners.

The Commission discussed the possible location of a banner. At the previous meeting it was suggested that it might be better located in the Main Street Corridor near Kings, however members expressed that the road is wider at that point, there is a lot of congestion, and they would not like to see people think that the shopping center is the center of town.

Ms. Callahan provided a short review of some of the latest thinking of the subcommittee which would limit the use of the portable signs if banners were used and would require certain standards. A process would be put in place, and possibly the Fire Department could hang the banners for a donation.

After some additional short discussion, the Commission decided they would respond to the Mayor's request indicating that the majority of members were in support of a banner to be located near the center of town; however, strict regulations for its use would be needed and standards adopted. There should be restrictions on design and color. It would be for Mendham Borough civic events, and the portable signs would then not be used. There would be no sponsorship included on the banners. The Historic Preservation Commission would also want review of the posts to hold the banners before they were ordered.

Mr. Zedalis will send a letter to the Mayor with the recommendation.

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**JCP&L Power Station:** Mr. Zedalis asked the members to think about what type of fencing would be appropriate for the power station. If anyone had examples, they should submit them.

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**Thompson House:** Members were not in favor of the home being used for anything other than a residence as it is located in a residential zone.

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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 9:15 p.m. The next meeting of the Historic Preservation Commission will be held on Monday, July 20, 2012 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan  
Recording Secretary

