

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
June 21, 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 Vice Chair Nicholson 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 – Present
Mr. M. Furgueson – Absent
Mr. C. Nicholson – Present

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

MINUTES

Mr. Cusano made a motion to approve the minutes of the Regular Meeting of May 17, 2010. Mr. Nicholson seconded. All members being in favor, the minutes were approved.

PUBLIC COMMENT

Vice Chair Nicholson 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 11-10: Fun House Furnishings
Block 601, Lot 3, 6 East Main St.**

Present: Jane Connell, Applicant
Cecil Diaz, Building Owner

Applicant had provided the Commission with sign design, fonts and size with the application dated June 4, 2010. In accordance with some questions that had been raised at the Planning Board TRC meeting on June 19, 2010, the applicant had revisions made to the sign and presented a new specification sheet to the Historic Commission.

Ms. Connell explained to the Commission that they are opening a retail and home decorating business. It is a design studio. There will be a sign on the sign post and one in the rear of the building as that is the location of the public parking.

Mr. Nicholson was pleased to see that the color of the sign on the sign post had been changed. As there are numerous signs on the same post, a lighter color would not be in keeping. Mr. Cusano was not opposed to the sign in the rear, but also was looking for consistency with the other signs on the sign post. The applicant was not opposed to using a darker background, but they wanted to establish a brand and maintain the "tent" design.

In discussion of the sign, the applicant proposed a green background with gold lettering. After questioning by the Commission and input from Mr. Diaz, the building owner, it was established that the existing signs are black with gold lettering. The proposed sign should be revised to be black with gold lettering for consistency. The tent could be blue and white. The sign in the rear could be as presented in the application. It would be a painted, PVC sign. The front sign will be PVC, but painted and carved.

Mr. Nicholson made a motion to approve the application with the following conditions:

- The sign in the rear would be as proposed in the application.
- The sign in the front on the sign post will be black, the same color as the existing spa signs and have the same font lettering as the existing signs. The blue and white “tent” design can remain.

Ms. Jones-Curl seconded.

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

In Favor: Jones-Curl, Cusano, Carpenter, Nicholson
 Opposed: None
 Abstentions: None

The motion carried. The application was approved. Ms. Callahan will prepare a letter for the applicant with copies to the Zoning Officer, Construction Official and Planning Board.

Mr. Diaz questioned the Commission on the awning for his building that he had explained when Carla Fabrizi had obtained her approval. Commission requested that Mr. Diaz file an application and return for appropriate approval.

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**HC 01-10: Black Horse Tavern: Continued
 Block 301, Lot 1, 3 West Main St.**

Present: Ben Danzi, Applicant

Mr. Danzi had provided a revised sign and awning design to the Commission with a letter dated May 11, 2010.

Mr. Nicholson advised Mr. Danzi that the Commission had spent two hours with him at a meeting and discussed that the sign and awning structure was not in keeping with the Black Horse structure. It appears that they have resubmitted the same sign and awning.

Mr. Danzi referenced the May 11, 2010 letter from Majestic Awning, Inc. indicating that adjustments to the arbor would not be recommended. They could make the sign a black background with light lettering. Lowering the height by 2 ft. does not work as there needs to be a clearance of 7 to 8 ft.

Ms. Carpenter questioned the need for the sign on the canopy as there was a sign on the wall next to it. It appeared to be redundant. Mr. Danzi stated that the wall sign would be removed. Mr. Nicholson continued that coming from the west, there is an inconsistency between the sign in the front and the canopy sign. The crest and the colors do not match the sign in the front. The structure is overbearing on a historic building. It is out of place and scale and not in keeping with Main St. He also noted the larger stripes in the canopy versus the smaller stripes in the window awning. Mr. Danzi noted that they could be kept the same. Mr. Nicholson stated that the sign could be on the fabric and the scroll work needs to be toned down.

Mr. Cusano stated that he did not like the logo, but that is not a historic issue. Multiple signs are a problem. Wrought iron is not the best choice as it should match the railing. The canopy must tie in with the building. He reviewed the connection with the building and the height and requested that they need to see a “completed plan”. The fabric needs to tie in. Ms. Carpenter agreed stating the black with gold should be consistent across the signage.

Mr. Cusano requested that the sign should be redone with black with gold letters. The old picture being used for reference should be redone to include a new proposed canopy so that it can be seen to scale. Mr. Nicholson stated that the structure has been put up without Historic Commission approval and without a permit. He basically has a problem with the whole structure. If a canopy is used, it should be more like the old canopy. Ms. Jones-Curl noted that the fonts should match the fonts on the sign along the street. Ms. Carpenter continued that the signs need to conform. They should provide examples of treatments. Without permits, the structure should be taken down.

Based on the Commission discussion, Mr. Cusano made his recommendation that there should be two simple posts holding the canopy. Black fabric for the sign area should be used with gold

lettering to match the other signs. Wrought iron could be in keeping with the rest of the property, but it should have simple lines and straight corners. The height and width should be in keeping with the previous canopy on the building. He would like to see it placed below the rail on the building. Some examples of the signage should be presented. As there must be consistency with the rest of the property, drawings of the proposed design should be submitted.

ADJOURNMENT

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 8:35 p.m. The next regular meeting of the Historic Preservation Commission will be held on Monday, July 19, 2010 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan
Recording Secretary