

**MINUTES OF THE
MENDHAM BOROUGH
HISTORIC PRESERVATION COMMISSION
July 19, 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 7:35 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 – Absent

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

MINUTES

Mr. Cusano made a motion to approve the minutes of the Regular Meeting of June 21, 2010. Ms. Jones Curl seconded. All members being in favor, the minutes 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 11-10: Five Hilltop Holdings – Review of Deck
Block 1902, Lot 21, 5 Hilltop Road**

Present: Justin Marcucci, Applicant
Brian Bieniowski, Applicant

Applicant had provided the Commission with elevations and materials list with the application dated June 30, 2010.

Commission determined that the deck would be visible in part from the public way. It can be seen from the municipal parking lot and St. Joseph's Church.

Mr. Marcucci explained to the Commission that the existing deck has been heavily exposed to the elements. They are replacing it for safety and aesthetic reasons. They need to add a second landing in order to comply with code. The primary reason for the deck is access to the second floor. In terms of materials, they will be using a composite material called Azek for the deck. The floor will be brown. There will also be pressure treated wood for the deck and support posts. That will be white wash.

Mr. Cusano posed a question to the Commission on whether wood would need to be used to keep the building "historic". It is an improvement. Ms. Jones Curl noted that it is not a front porch, and it is visible from a distance across the parking lot or from the Phoenix House Garden. Mr. Dannenbaum questioned whether it would set a precedent not to use wood, but Ms. Carpenter added it would only be in the rear.

In reviewing the materials with the applicant, the Commission agreed that the Azek could be used and the deck rail, spindle and cap post would be designed as shown on page 27 and 28 of the

Azek folder that would be made part of the file. The overall design of the deck would be as submitted. The deck portion will be “Kona” color and the pressure treated lumber will be white stain. The under-siding of the deck will be painted.

Mr. Cusano made a motion to approve the application based on the design and material specification discussed. Ms. Carpenter seconded.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

In Favor: Jones-Curl, Cusano, Carpenter, Dannenbaum, Zedalis
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.

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HC 09-10: **Krasney Financial** – Concept Review
Block 1501, Lot 11, 25 East Main St.

Present: Jonathan Krasney, Owner
Lawrance Appel, Architect

Applicant returned to the Commission after having incorporated elements from the May discussion. They provided new drawings dated July 7, 2010 to the Commission with their pre-meeting packages.

Mr. Appel stated that they have decided on a two-building scenario which will require them to go to the Board of Adjustment instead of the Planning Board. They have kept the original cottage, but moved the new part of the structure closer to Main Street as the Commission had suggested. The gable has been removed from Main Street. They have changed the old remnant of an addition to a minimized link between the cottage and the new portion. They plan on demolishing to the rear and reconstructing the roof line. The new part of the structure has a second floor to keep the structure from spreading out on the site.

Continuing, Mr. Appel explained that the second building in the rear is similar to what they submitted last time, but it became larger as the front building became smaller. The total building space is 9800 sq. ft. They are conforming to all parking and coverage. They will only need a variance for the two buildings.

Addressing the cottage, Mr. Appel described the construction as worse than they had originally thought. Water has created a mold problem. There has been flooding and it is in disrepair. They have discussed removing more of the cottage and building on the existing foundations. The rear portion is in better shape than the front.

Mr. Cusano stated that they have addressed the Commission’s concerns. It is a handsome building, and it conforms to the Main Street Corridor character. However, without knowing the materials of the shutters, siding and windows, it is hard to make a determination. For example, snap in grills would not work. Also, there is still a long roof in the center that will not be “historic” looking. Mr. Appel stated that he could break down the roof. That is why they have introduced a porch in the area. The only issue is that they are trying to get a staircase in that section.

Mr. Appel explained that budget is an issue. They have looked at hardiplank and appropriate windows. He considered a different treatment for the front versus the rear building. Mr. Cusano again reiterated that he could not support vinyl siding or snap in grills. Mr. Appel referenced corner trim and freeze board by Azek and PVC coated coil gutters. He also described vinyl soffits with hidden bent beaded board.

Mr. Cusano recommended that they try to cut back on the detail where appropriate without sacrificing quality. They might be able to detail the windows and avoid the use of shutters. Mr. Appel noted that the original cottage had shutters as seen in old photos. Mr. Cusano recommended considering aluminum clad SDL windows. They can appear historic with less maintenance. The treatment for both buildings should be the same. Details matter.

Mr. Zedalis stated that they have made a step in the right direction by preserving the old building. They need to work out the architectural nuances. It is a requirement of the

Historic Preservation Commission that as much of the historic meaning as possible is preserved. Lower cost materials will cheapen the look. The second building should have the same treatment as the first. The Commission will work with the applicant if cost is a consideration, but he is in full support of Mr. Cusano's comments.

Mr. Krasney stated that he would like to do a good project, but money is an issue. Mr. Cusano responded that with their recommendation, the Historic Commission would be endorsing one of the older buildings in town to get raised. They need to insure that a new building would be a great addition to the Historic District.

Mr. Appel stated that his next steps would be to do the elevations and make the actual material delineations. He would also be making an application to the Board of Adjustment. Ms. Callahan advised the applicant that they also would need to file a formal HPC application. She also recommended that now that they have decided on form, they review the sewer implications with Mr. Ferriero. Mr. Appel stated that he is working with Mr. Ferriero and also with the County.

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

Present: Ben Danzi, Applicant

The applicant had provided the Commission with updated photos and designs with their pre-meeting packages. Mr. Danzi explained to the Commission that the re-submission included changed signage with a couple of different versions. The awning has now been situated below the railing on the second floor. The scrollwork from the supporting structure has been removed. The size of the awning stripes will be consistent with the awnings on the building. The wall sign is being eliminated.

Mr. Cusano stated that the points that were raised by the Commission have been met. Ms. Carpenter noted that the font on the awning should match the font on the front sign. Commission agreed that the lettering should be gold on black to match the front sign. Mr. Cusano explained that the awning is the same height as the previous awning, but it has been moved back a step.

Mr. Cusano made a motion to recommend the awning to the Planning Board as follows:

- The font on the front part of the awning should match as closely as possible to the sign in the front of the building.
- The awning stripe widths will match.
- The front part of the awning where the "signage" will be placed will be the same fabric as the rest of the awning.
- The scroll work in the "arbor" will be removed.

Ms. Carpenter seconded.

ROLL CALL: The result of the roll call was 5 to 0 as follows:

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

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

OTHER BUSINESS

Mr. Zedalis provided an overview of the proposed Historic District Expansion public informational meeting for the Commission. He explained that some residents on the Prospect Private Road and some on the "edges" were concerned about being in the District. Some stated their homes were not visible from the public way. The consultant explained that the Historic Commission operates its reviews as concerned with the public way, but a Historic District includes structures from the period of significance and they may not be all visible. There were also residents who made positive comments about the existing District and the Commission. Some showed positive reaction to the expansion.

ADJOURNMENT

There being no additional business to come before the Commission, on motion duly made, seconded and carried, the meeting was adjourned at 9:10 p.m. The next regular meeting of the Historic Preservation Commission will be held on Monday, August 16, 2010 at 7:30 p.m. at the Phoenix House, 2 West Main St., Mendham, NJ.

Respectfully Submitted,

Diana Callahan
Recording Secretary