

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

MINUTES OF THE AUGUST 20, 2018 REGULAR MEETING

Phoenix House, 2 West Main Street, Mendham, NJ

CALL TO ORDER

The regular meeting of the Historic Preservation Commission was called to order by Chairman Zedalis at 7:33 p.m.

OPENING STATEMENT

Notice of this meeting was published in the *Observer Tribune* and *Daily Record* on January 25, 2018 and posted on the Municipal Bulletin Board in accordance with the Open Public Meetings Act.

ATTENDANCE

Mr. Zedalis – Present
Mr. Encin – Present
Mr. Callahan – Present
Ms. Berkinsky – Present
Mr. Van Arsdale – Present
Ms. Reilly – Absent

APPROVAL OF MINUTES

Motion by Ms. Berkinsky, **seconded** by Mr. Callahan and unanimously carried by voice vote to approve the Minutes of **March 19, 2018**, as written.

Motion by Mr. Callahan, **seconded** by Ms. Berkinsky and unanimously carried by voice vote to approve the Minutes of **July 16, 2018**, as written.

APPLICATIONS

- **HPC #05-18 Black Horse Tavern/Pub (Roof)**
- **HPC #06-18 Black Horse Tavern/Pub (Siding)
1 West Main Street (Block 301, Lot 1)**

Present for the Applicant: **Jim Howard**- VP of Construction & Store Planning, Villa Restaurant Group; **Steve Baliva**, VP of Operations, Villa Restaurant Group; **Mike Harkin**, Field Construction Manager; and **David Jackson**, Designer/Owner, Jackson Creative Group

Mr. Howard explained that the lack of prior HPC contact had been the result of a misunderstanding regarding permitting requirements.

A sample of a synthetic cedar roofing material was presented.

Mr. Jackson explained that the goal for the pub roof was to try to maintain the look [currently cedar shingles] using the nicest synthetic materials that they could find. Mr. Jackson and Mr. Harkin spoke to the life span, color stabilization and maintenance of the synthetic material.

Referencing pictures from the application packet, Mr. Howard spoke to the two types of roofing currently on the building and what their intentions were for replacement of the various elements, including removal of the gravel roof and use of standing seam metal.

Mr. Encin asked whether there was a [local] site where the material was installed for the HPC to visit. Siding materials were discussed. Proposed use of a smooth Hardie plank, as opposed to grain was confirmed. Mr. Howard spoke to the deterioration of the building. Pictures of the product [installed] were shown to Mr. Encin on a cell phone. Further discussion about color stabilization ensued.

Mr. Jackson and Mr. Howard spoke to the cost, lifespan and minimal maintenance requirements of the synthetic material in response to a question from Chairman Zedalis about whether they considered a like for like replacement. Chairman Zedalis stated that he was "struggling" with the synthetic material given the historical significance of the building. He asserted that he was very opposed to "anything synthetic" on the building. Mr. Howard offered that the product was "authentic looking" and as such, would look the same, adding that they had already spent over \$30,000 on the product which was just sitting on the site.

An extensive discussion regarding color/colorfastness ensued. Mr. Jackson explained that they wanted it to look "worn." Mr. Van Arsdale echoed Mr. Encin's sentiments about the desire to see it installed nearby. Mr. Encin spoke about wear given expansion problems with other products. He suggested that they mount a sample panel on the existing roof in addition to supplying the location of an existing project.

There was further comment about the poor condition of the existing roof, including fire safety issues. Mr. Harkin reiterated that this was a west coast product and pointed out that Hardie is also synthetic. Mr. Encin offered that roofing was different from siding because of issues with delamination, chipping and deterioration. A discussion ensued about the size of the proposed batten. Mr. Jackson confirmed that they intend to match thickness/size. Mr. Encin expressed concern about it still looking like cedar shake over time and again requested to see it installed on an existing building.

The team confirmed that the Hardie plank would have a painted finish. The roof over the black horse was discussed. Mr. Howard confirmed that the existing roof is asphalt. Further discussion about existing roof materials ensued. Mr. Harkin confirmed that they would sheath the trusses and install fire rated CDX.

In response to a question from Chairman Zedalis about replacing the columns, Mr. Harkin confirmed that they would be made to match with wood product if the need to replace them arose.

Stages/components of additional interior and exterior renovations were discussed. Mr. Howard offered that they want to continue to invest in Mendham. Calling it "thee fixture of Mendham Borough," Mr. Callahan acknowledged that it is "very much in disrepair." He echoed the sentiments of other members with respect to seeing a mock up [at least 4x8] and some representation of where else it has been used locally. Mr. Harkin acknowledged that a mock up could be done.

Chairman Zedalis expressed concern about the material looking plastic and raised questions about the ease of repair. Mr. Harkin called it a "solid product." Chairman Zedalis offered that it is always best to get the HPC involved early. He too echoed the sentiments of other members with respect to seeing it installed somewhere. He reiterated his concerns about synthetics in the historic district.

Chairman Zedalis clarified for the record that the applicant would be assembling a 4x8 panel of the synthetic cedar material and that Hardie plank would be installed on the pub [vertical board and batten]. Mr. Encin further clarified that they would match spacing and size of batten strips as closely as possible. Mr. Howard acknowledged.

Sample materials of the siding were presented and materials for trim were discussed. Mr. Harkin confirmed that they would use Boral and that the Hardie would be primed in arctic white/painted in accordance with the color scheme with trim painted to match. Mr. Encin offered that it should be a matte finish. Weathering and colors were discussed.

Replacement of the trim on the porches due to structural problems was discussed. Mr. Harkin clarified where the standing seam would go. Chairman Zedalis confirmed where it would go using the picture in the application packet and polled the Board for agreement on the replacement materials. He clarified that they would be sized and spaced in accordance with what is existing and that paint [including trim] would be done in a smooth finish. The HPC members concurred.

A sample of the asphalt roofing material was presented.

Replacement of the gravel portion of the roof was discussed at length. The Board concurred that they would endorse the use of a matte finish in [charcoal] gray as per the sample provided. Mr. Harkin confirmed that the sample was 3d Timberline HD. A discussion ensued on alternatives that replicate slate, including Grand Manor [asphalt]. Mr. Harkin confirmed that the proposed material was charcoal in color.

A discussion ensued about the shutters which the applicants confirmed would be replaced in the future. Mr. Callahan stressed the importance of attention to detail and offered that a shutter dog at the window above the valet [identified in a picture] should be added for the appearance of functionality.

The discussion reverted back to the charcoal roof. Mr. Encin confirmed that he had no issue with the charcoal asphalt shingle. Further discussion about the shingles ensued. Mr. Zedalis polled the Board and confirmed that they would endorse the use of the Timberline HD Charcoal material, as proposed.

There was a discussion about the material for the gutters. Mr. Harkin indicated that they would be using galvanized, half round. Mr. Encin offered that the preference would be prefinished white.

Returning to earlier discussion on the proposed synthetic roofing materials, Mr. Harkin offered that the [lighter] synthetic material was preferable for the re-roof given the age/weight of the trusses.

Mr. Encin reiterated the preference for prefinished white instead of galvanized with respect to the gutters. There was a brief discussion about the leaders/downspouts. The applicants confirmed that the leaders would be round and the HPC did not have any objections to this.

Motion by Chairman Zedalis to approve the following components of the application, as presented with a request for the applicant to provide additional details/analysis of the proposed synthetic cedar roof:

- Use of Hardie plank [batten board]. Dimensions of existing design to be matched as closely as possible.

- Trim and plank to be painted in a smooth finish.
- Metal roof [as proposed/presented] to replace gravel roof and front roof of tavern in gray matte finish.
- Asphalt shingles as proposed/presented (Timberline HD charcoal in color).
- Half round gutters/leaders in color scheme to be determined.

Mr. Encin indicated that he wanted a sense of the coloration of the overall building. Chairman Zedalis pointed out that there had been no mention of posts/window/design replacements and explained that the HPC would be looking for an additional application with respect to same. He clarified that the Commission's responsibility is streetscape in the name of preserving the look/feel of the district. A discussion ensued over whether the HPC has jurisdiction over color which prompted the applicant to present a rendering of the building in a dark mushroom and gray color scheme.

Mr. Jackson spoke to some of the proposed improvements/prominent features in the rendering including awnings, signage and a new outdoor patio. Mr. Howard offered that they were not sure how the gutters would work in white given the color scheme. Mr. Encin offered that they should match the standing seam roof.

Mr. Howard acknowledged that that this was a significant change. Mr. Harkin offered that it was in keeping with the standards for historical district. Mr. Zedalis stated that the applicant was asking for a lot given that the building has been white "for the last century." He asserted that he was not in favor of the color scheme and that he would struggle with any color other than white. He stated that he would confirm with the HPC Attorney with respect to the proposal being in keeping with the historical significance of the building. Ms. Berkinsky agreed, adding that it doesn't look "iconic." Mr. Encin offered that if the goal was to maintain historic character, it was not being met. Mr. Jackson recognized the historical significance of the building, which he remarked is "also a business trying to attract younger customers."

A brief discussion ensued about the possibility of using the color scheme on the tavern [only] in response to a comment from Mr. Van Arsdale. Mr. Howard offered that the move was designed to capture a new audience in the name of growth. Chairman Zedalis related that it was his intention to reach out to both the HPC Attorney and the Mayor stating that it is "the most relevant building in the entire town." He stated for the record that he would not approve the colors as shown.

A brief discussion ensued regarding structural components in response to a comment from Mr. Harkin about documentation from an engineer. The location of the sample roof [mock up] and timeframes necessary in order to observe weathering were discussed. Further discussion ensued regarding colorfastness and the desire of the HPC to see the product installed somewhere local.

Chairman Zedalis confirmed that there would be follow up with the applicant via email.

- **HPC #07-18 Gina Guneri & Darryl Edwards
32 East Main Street (Block 602, Lot 302)**

Present for the Applicant: Darryl Edwards, Gina Guneri

Referencing photographs and a survey from their submission, Mr. Edwards and Ms. Guneri provided an overview of their proposal which would include replacement of windows, siding, condensers and fencing.

A discussion ensued regarding the fencing and placement of condensers. Mr. Edwards related that a picket fence was proposed perpendicular to the house and another parallel to the sidewalk in order to block the condenser unit and provide privacy. Materials and finishes for the picket fence were discussed. The Board concurred that their preference would be wood. The applicants concurred to use wood. Chairman Zedalis confirmed that they would use a [painted] white wooden fence.

There was a discussion regarding replacement of the windows and the use of snap in grills versus simulated divided light. Further discussion ensued regarding the significance of changing the top windows and materials for the shutters. Mr. Zedalis confirmed that the Board would endorse use of an Extira composite shutter and 200' series snap in grill.

Siding was discussed. A sample was provided for color purposes. Mr. Encin suggested that they lean towards use of 5.5-6" vinyl. Referring to a photo in his submission, Mr. Edwards confirmed that the trim would be white [likely Azek].

Chairman Zedalis reviewed the proposal for fencing and confirmed that the existing 6' cedar fence on the east, north and west sides would be replaced with cedar. Mr. Edwards confirmed that there would be no change to the posts. He referred to a letter from their neighbor regarding the fence which was also included in his packet. Chairman Zedalis polled the Board for comments. The Board concurred with replacement of the split rail using natural wood.

The applicant confirmed that the garage would be the subject of a separate application.

Chairman Zedalis proposed that the application be approved subject to the following comments:

- Two air conditioning units of same [approximate] size to be installed on cement pads in the location shown.
- Replacement of all windows with Anderson 200 style [which would include snap in grills] on the street side and west side, as ultimately decided after discussion on key elements of appearance/visibility.
- Installation of composite [Sunbelt or equivalent] shutters with operating hardware.
- Construction of two new [painted] wood picket fences (front of home and front of condenser).
- Replacement of 6' fence on the East, North and West sides of the property as shown using 'severe weather cedar toned dog ear wood fence.'

The proposed door was discussed. The Board concurred that they were in agreement with the door as pictured in the application packet. Mr. Edwards confirmed that there would be no storm door.

The Chairman clarified that the Motion would be to approve the application as discussed and that the approval would be documented and given to the applicant in letter form.

The Vote:

Yay: Mr. Zedalis, Mr. Encin, Mr. Callahan, Ms. Berkinsky, Mr. VanArsdale

Nay: None

Abstain:

MISCELLANEOUS

The HPC provided general guidance to the owner of 7 Orchard St. [unidentified] who related that he was looking for same in anticipation of constructing an addition in the rear of his home.

MISCELLANEOUS

- 19 A, B, C West Main St. (EJ Peters - Foundation)

Chairman Zedalis related that the applicant returned to the HPC with a revised proposal for covering the foundation in real versus faux stone which would be approved subject to the addition of mortar joints to be raked flush with the surface of the stone.

- Milo & Lauren Shofe

Chairman Zedalis explained that a modified design submitted subsequent to their July presentation had been approved in accordance with comments from Mr. Encin regarding the windows on the second floor.

- Doug the Florist

Chairman Zedalis confirmed that the application for replacement of the existing sign was approved via quorum in email.

- EJ Peters

The matter of temporary fencing which had been resolved was discussed.

DISCUSSION

An application for signage at 6 Hilltop Road (received this evening) was discussed briefly and the HPC concurred to review it at the next meeting. A discussion ensued on the importance of maintaining HPC standards as more homes in the district were being purchased and turned into rentals. The Black Horse proposal was discussed briefly.

ADJOURNMENT

The meeting was adjourned at 9:54.

Respectfully Submitted,



Nancy Probst, Interim Commission Secretary