

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

MINUTES OF THE SEPTEMBER 17, 2018 REGULAR MEETING

CALL TO ORDER

The regular meeting of the Historic Preservation Commission was called to order by Chairman Zedalis at 7:33 p.m. in the Garabrant Center at 4 Wilson Street, Mendham, New Jersey.

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

Also present were Peter Henry, Commission Attorney and Jessica Caldwell, Borough Planner

APPROVAL OF MINUTES

Motion by Ms. Berkinsky, **seconded** by Mr. Callahan and unanimously carried to approve the Minutes of **August 20, 2018**, as written.

The Vote:

Yay: Mr. Zedalis, Mr. Encin, Mr. Callahan, Ms. Berkinsky, Mr. Van Arsdale
Nay: None
Abstentions: None

APPLICATIONS

- **HPC #09-18 Acorn Holdings
6 Hilltop Road (Block 1501, Lot 41)**

Present for the Applicant: Menina Widom

Referencing photos from her application, Ms. Widom provided an overview of the application for replacement of existing signage. She confirmed that the proposal was for a change in color only with the size and location to remain unchanged. She confirmed that the posts and sign material would be the same as the existing sign and that the existing sign is painted wood. Materials for the proposed sign were discussed. The applicant related that she intended to use pvc, wood/vinyl.

Chairman Zedalis expressed a preference for wood and explained that normally it is recessed carving to look similar to neighboring signs and that all synthetic needs to be painted (embossed/carved lettering). The applicant referred to a price quote in her application. Mr. Zedalis offered that the HPC prefers "like for like." Mr. Callahan added that it would be fine as long as it's painted. Ms. Berkinsky endorsed her proposal. Mr. Encin offered input on pvc versus cellular pvc. Mr. Van Arsdale offered that he was okay with solid. Mr. Zedalis advised that the applicant could proceed with her design but that the sign posts needed to be painted. He solicited questions/comments from the Board.

Motion by Chairman Zedalis, **seconded** by Ms. Berkinsky and unanimously carried to approve the application, as submitted subject to the following conditions: Preference for wood or [painted] cellular pvc (or other synthetic wood look alike), embossed/carved lettering in the same size (height and width) as that which is existing.

The Vote:

Yay: Mr. Zedalis, Mr. Encin, Mr. Callahan, Ms. Berkinsky, Mr. Van Arsdale
Nay: None
Abstentions: None

- **HPC #11-18 Audi of Mendham
26-28 East Main Street (Block 601, Lot 12)**

Present for the Applicant: Larry Calli, Esq.; Henry Hengchua, Architect and Chris Preziosi, Principal of Audi Auto Group

Mr. Calli provided an overview of the application for façade improvements which was revamped in accordance with prior HPC recommendation.

Mr. Hengchua identified the existing conditions and proposed changes [new drive thru in particular] on an exhibit size copy of the architectural plan. He spoke at length to the reasons why the drive thru would enhance the consumer experience and identified the points of ingress and egress. Mr. Hengchua identified two sets of double doors [located on the sides of the building] and confirmed that while the back entrance would be relocated, there would be no change to the front facade. He identified the [red] "Audi" logo and the word "Mendham" [in gray].

An extensive discussion on the materials for the signs ensued. Mr. Hengchua related that the proposal was for acrylic with aluminum backing with the Audi "circles" being the same. Lighting for the sign was discussed. Mr. Hengchua explained that the sign would be backlit at night only; remaining white in daylight. He confirmed that there would be no spotlights on either of the signs and provided dimensions for same, adding that there were no proposed changes to the monument sign. He identified other signage on the plan.

Referencing page 2 of the plan set, Mr. Hengchua discussed other proposed changes such as removal of the shutters [for aesthetic reasons]. He confirmed that all colors depicted in the plan were shades of gray.

Referencing page 3 of the plan set, Mr. Hengchua identified three garage doors on the back side of the building and acknowledged that the size of the windows below the shuttered area had changed. Mr. Zedalis pointed out that this was not represented correctly in the plan. Mr. Hengchua addressed his comment. Trim was discussed. Mr. Hengchua confirmed that the garage would be made entirely of glass [framed in aluminum] and provided further rationale for removal of the shutters.

The Chairman opened the floor to questions of the public at 8:09.

Mr. Hengchua offered that the current proposal was limited as compared to their previous proposal.

Mr. Hengchua confirmed that materials for the sign shown on the bottom of page 3 would be painted. A discussion on the window casings [where the shutters were being removed] ensued in response to comments from Mr. Encin. Mr. Hengchua accepted a suggestion from Mr. Encin as to the size of the sills. The historical value of the shutters was discussed. Mr. Encin indicated that he was okay with removal.

A discussion on the siding ensued in response to a question from Ms. Berkinsky. Mr. Hengchua confirmed that the siding would be replaced with [painted] Hardee plank.

Further discussion on backlighting ensued in response to comment from Chairman Zedalis who expressed opposition to any neon. Mr. Hengchua related that the backlighting would be "subdued."

Sign size was discussed. Mr. Hengchua confirmed that the Audi lettering would be 3' x 10" and the Mendham sign would be 7' x 10." Mr. Preziosi offered that the sign was designed to look like a painted sign when illuminated. Mr. Hengchua provided Mr. Encin with cut sheets in response to a request for photos.

Chairman Zedalis asserted that he would not seek a motion to approve the sign with the backlight unless the HPC could see an actual sign. He began to provide an overview of the proposal as follows:

- Addition of garage doors [visible from street]
- New addition with removal of another door on Orchard St.

Mr. Callahan offered that he was not opposed to the glass door. There were no other objections. Mr. Preziosi presented a picture.

Chairman Zedalis resumed his review of the proposal as follows:

- Aluminum around the doors with a brushed finish

Mr. Hengchua confirmed that the Audi Service Drive lettering would also be illuminated [black - white]. Centering of the lettering was discussed. Mr. Preziosi asserted that signage was important for safety reasons which prompted further discussion on the need for it to be lit. Directional signage was discussed.

Mr. Callahan indicated that he was not opposed to the increase in width of trim or removal of the shutters. There was an extensive discussion about adding columns to the plan. Chimney resurfacing was discussed and the Board concurred on the proposal, as described.

Chairman Zedalis made a motion to approve the application excepting the signage until the HPC could see a similar representation, subject to conditions as discussed, including:

- Removal of the shutters
- Casing size increased from 3.5 to 4.5 wide, Hardee plank
- Chimneys boxed as shown
- New Hardee plank siding, painted

Mr. Calli asked the HPC to consider approval of the signage as shown, except for the illumination aspect.

Chairman Zedalis resumed his review of the approval conditions as part of his motion which was updated to include approval of the sign as shown without illumination, as well as the following components:

- Elimination of the shed
- Elimination of the garage and access door on Orchard Street
- Addition of (3) new [windowed] garage doors with dull aluminum trim and one showroom drive thru [as shown] with the addition of a small door to the right and correction of the windows on the drawings
- Recommendation of adding columns to the front of the facade

Mr. Preziosi commented on the strict standards in Mendham as compared with other towns throughout the country.

Further discussion on the addition of two columns [proposed by Mr. Zedalis to be parallel to one another] ensued. Mr. Preziosi indicated that he would need to run it by Audi and assured the Board that they would look into it.

The Chairman opened the floor to public comment at 8:38

Brian Hill of 35 E. Main St. asked whether there were any renovations planned for the other structure across the street and whether they planned to fix the driveway. Mr. Preziosi explained that the other building would be a separate matter and that they are "looking at" the driveway repair.

Calling it "wonderful," **Chris Nicholson of 31 W. Main St.** related that he was a member of the HPC when the proposal was heard originally. He asked how the HPC could consider an illuminated sign based on prior denials. Mr. Calli offered that every application is unique.

John Andrus commented on the enforcement aspect of internally lit signs.

A **Motion** (as previously stated by Chairman Zedalis) was **seconded** by Ms. Berkinsky and unanimously carried.

The Vote:

Yay: Mr. Zedalis, Mr. Encin, Mr. Callahan, Ms. Berkinsky, Mr. Van Arsdale
Nay: None
Abstentions: None

- **HPC #05-18 Black Horse Tavern/Pub (Roof)**
HPC #06-18 Black Horse Tavern/Pub (Siding)
HPC #10-18 Black Horse Tavern (Roofing - Tavern Only)
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 Anthony Scotto, Co-owner, Scotto Restaurant Group.

Chairman Zedalis provided an overview of the proposal based on testimony provided at the August meeting and reviewed the terms of the previously granted relief.

Mr. Howard provided an overview of the proposal and spoke at length to the nature and scope of other proposed upgrades/renovations, including the addition of an outdoor seating area in particular. Mr. Howard presented an artist's rendering of the building depicting the outdoor seating which Mr. Scotto explained would serve to infill vacant retail space. He related that he wanted to enhance the signage in order to distinguish between the Pub and the Tavern and confirmed that there would be no change in the footprint.

Concerns about the line of sight as a result of the height of the retaining were discussed at length. Changes to the drive in area, landscaping upgrades and the proposed extent of work on the tavern side were also discussed. Mr. Scotto confirmed that any repairs would involve the use of Hardee plank; not wood.

Mr. Howard and Mr. Scotto spoke to the materials for the Tavern roof and façade at the request of Mr. Zedalis.

A discussion on the proposed roofing materials ensued. Mr. Harkin passed around a sample of the synthetic roof. Mr. Scotto explained that the proposed material was the result of his team's search for cedar alternatives that would maintain the integrity of the barn while decreasing maintenance. He offered that everyone is using asphalt. The team presented photos of cedar roofing currently installed on other buildings in town. Mr. Scotto explained that from an investment standpoint, the "Cedur" was lower maintenance for the same cost and asserted that he could have saved money by using asphalt shingles.

The HPC discussed the swatch of synthetic material which was placed on the building after the August meeting in accordance with their request. Mr. Zedalis related that he was opposed to the material because it would look synthetic and too composite in color. Mr. Van Arsdale offered that he could not support the proposal because of color inconsistency/lack of variation.

Joyce Bushman, Borough Administrator asked about the fire rating on the synthetic material as opposed to wood. Mr. Harkin offered that the synthetic was "better." Chris Nicholson asked about the significance of the fire rating with respect to the HPC.

Speaking in support of natural cedar, Mr. Callahan offered that the pub needs cedar which adds "warmth." Stating that she was "sensitive to the iconic nature of the building," and concerned about precedent setting, Ms. Berkinsky indicated that she was NOT in support of the synthetic material. Citing concerns with longevity and lack of authenticity given the lack of evidence from the manufacturer as to what the product will look like down the road, Mr. Encin indicated he was NOT in support of the synthetic material either.

Mr. Scotto asserted that synthetic cedar or asphalt shingle were the only options. Chairman Zedalis asserted that he would not be in favor of asphalt. The HPC Attorney spoke to board jurisdiction in response to a question about same from Mr. Scotto. Mr. Henry clarified that the building had been identified as a key contributing property in the historic district in response to statements from the applicant's team that it is not registered as a historic building.

Chairman Zedalis concluded the discussion on roofing by stating that the HPC was opposed and would not approve of the synthetic material. He provided an overview of prior discussion about the proposed color scheme.

Mr. Howard presented renderings of the façade of each building in a different color and another showing a lighter palate. In response to a question from the Chairman as to whether/why they were opposed to white, Mr. Howard indicated that they were following the advice of the designer. The members individually expressed their tolerances/preferences with respect to the various options presented.

The Borough Planner, Jessica Caldwell spoke to the importance of maintaining the color given the key contributing nature of the structure and prominent location. She suggested that while a slightly different color might work, creative way finding signage could be used to differentiate between the structures instead.

The Chairman opened the floor to public comment.

John Andrus commented on the relevance of the whole intersection; not just the Black Horse.

Mr. Scotto asked how the HPC would interpret the sign ordinance. Mr. Henry explained that the HPC would need to refer the matter to the Planning Board for variance relief.

The Commission reviewed each option presented by Mr. Howard individually and voted as to favorability.

All members indicated that they would be in favor of "option 1" (keeping both buildings white with a trim package subject to review/approval).

With respect to keeping the Tavern white and painting the Pub a color other than white, the members voted:

Yay: Mr. Encin, Ms. Berkinsky

Nay: Mr. Zedalis, Mr. Callahan

Abstain:

Mr. Van Arsdale stated that he would be "open" to it and Mr. Zedalis offered that the HPC would be open to an alternate color for the Pub but that they would need to see it.

Chris Nicholson commented on further review.

With respect to both buildings being painted gray in the lightest palate, the members voted as follows:

Yay:

Nay: Mr. Zedalis, Mr. Callahan, Ms. Berkinsky, Mr. Encin, Mr. Van Arsdale

Abstain:

Further variations of light color schemes were reviewed. The HPC concurred that the applicant should return with their preference.

At 10:04, Mr. Zedalis provided an overview of what had been discussed and voted to memorialize the following elements of the proposal:

As to the use of an asphalt roof on the Tavern:

Yay: Mr. Zedalis, Mr. Encin, Mr. Callahan, Ms. Berkinsky, Mr. Van Arsdale

Nay: None

Abstentions: None

As to the use of a metal roof as shown in "Deep Charcoal" as per sample provided on the Porch, Tavern and Pub:

Yay: Mr. Zedalis, Mr. Encin, Mr. Callahan, Ms. Berkinsky, Mr. Van Arsdale

Nay: None

Abstentions: None

As to the use of half round for the gutters with round leaders (color scheme pending HPC approval):

Yay: Mr. Zedalis, Mr. Encin, Mr. Callahan, Ms. Berkinsky, Mr. Van Arsdale

Nay: None

Abstentions: None

Board and batten to replace siding on Pub (Base Hardee Plank to be painted and color to be finalized; dimensions and details to be matched):

Yay: Mr. Zedalis, Mr. Encin, Mr. Callahan, Ms. Berkinsky, Mr. Van Arsdale

Nay: None

Abstentions: None

Mr. Scotto asked for suggestions/solutions for the roof. Alternatives were discussed. Mr. Callahan suggested standing seam. Mr. Zedalis asserted that natural wood cedar is preferred. Mr. Van Arsdale offered that the synthetic it is not realistic looking because there is no variation. Mr. Zedalis concurred.

With respect to the use of basic [natural] cedar shakes:

Yay: Mr. Zedalis, Mr. Encin, Mr. Callahan, Ms. Berkinsky, Mr. Van Arsdale

Nay: None

Abstentions: None

Further discussion about signage and outside seating ensued. Mr. Henry advised that outdoor seating is prohibited in the Historic District. The applicant was advised on how to proceed given the incongruence of the HPC regulations and Zoning Ordinance with respect to outdoor seating.

Chris Nicholson offered comments on the size of the retaining wall and HPC review protocol.

ADJOURNMENT

The meeting was adjourned at 10:26.

Respectfully Submitted,

Nancy Probst

Nancy Probst, Interim Commission Secretary