

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

MINUTES OF THE JULY 16, 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 7:34 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 – Absent
Mr. Callahan – Present
Ms. Berkinsky – Present
Mr. VanArsdale – Absent
Ms. Reilly – Absent

APPROVAL OF MINUTES

The March 19, 2018 Minutes were carried.

APPLICATIONS

- **HPC #3-18 Milo & Lauren Shohfe
39 West Main Street (Block 301, Lot 78)
Complete [interior & exterior residential] Renovation**

Present: Milo & Lauren Shohfe, Owners

Mr. & Mrs. Shohfe explained that they were new to town and had plans for extensive renovations which would include the relocation of a staircase and an addition, which would both impact the façade of the home. They offered that the brief amount of time they had to prepare their submission made for differences between the colored rendering and the architectural drawing. They indicated that the elevations were more in line with their proposal as the color rendering was only intended to highlight potential design changes.

Chairman Zedalis read comments from Dan Encin into the record.

Mrs. Shohfe explained that their proposal includes eliminating the Juliette balcony which serves only to house the air conditioning mechanism and replacing it with a gable as well as installation of white Hardee plank siding. There was a brief discussion about options for window replacement. The Shohfe's related that they were amenable to adjusting the style of the windows. Mr. Shohfe confirmed that they would be using a 7" Hardee plank [horizontal] on the majority of the façade.

In response to a question from the Chairman about their window replacement plan, Mrs. Shohfe explained that the [interior] movement of the staircase would affect symmetry, making it impossible to utilize two full length windows. Chairman Zedalis suggested that they make the windows as large and natural as possible.

Further discussion ensued on how to create the appearance of a full length window with suggestions from Ms. Berkinsky and Mr. Callahan.

Mrs. Shohfe provided pictures which she explained were from the internet. Making reference to A5 of their submission, Chairman Zedalis asked about widening the door. Mrs. Shohfe's explained that the proposal included replacement of the single front door with a new one including sidelights. Chairman Zedalis offered that Mr. Encin might be able to provide guidance on this. Further discussion about symmetry ensued. In response to questions from the Chairman, Mrs. Shohfe confirmed that there would be no shutters and reiterated that they would be eliminating the 2nd floor [balcony] windows. She confirmed that they would be using Azek, black double hung windows. Chairman Zedalis offered that they would defer to Dan on elimination of the balcony.

Mr. Callahan suggested that they try to tweak the drawing to the HPC's comments and resubmit/send pdf for further consideration by Dan Encin. There was further conversation regarding external architecture. Mr. Callahan offered that he would like to see a full size drawing.

The Shohfe's indicated that they would be using Anderson or equivalent SDL style windows and a cottage style front door. They explained that the exterior brick would be cement clad. The color of the brick was discussed. They confirmed that the existing mahogany porch would be refinished and that the railing style would remain the same.

In response to a question from Chairman Zedalis about whether they would be elevating the bump outs, Mrs. Shohfe explained that they would be changing the roofline for egress purposes in accordance with Code. Roofing materials were discussed. Mrs. Shohfe indicated that they would be using [charcoal colored] GAF shingles and a standing seam metal roof over the porch.

Mr. Callahan suggested that adding dormers on to the bump outs would add balance. He encouraged them to finalize their design, acknowledging that the windows were one of their biggest hurdles. Further discussion ensued about window design.

Materials for the posts and railings were discussed. Mrs. Shohfe confirmed that they plan to use finished wood/Azek for the posts and Azek for the railings. They acknowledged that no faux stone would be used.

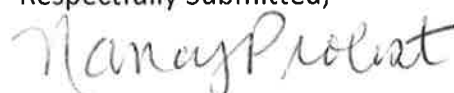
Chairman Zedalis advised the Shohfe's that he would email Dan Encin and advise them accordingly.

The Chairman opened the floor to public comment. Tom Bryk identified himself as the contract purchaser of 51 East Main Street and spoke of his renovation intentions. He was given general HPC guidelines including preferred vs. prohibited materials in the District. Chairman Zedalis confirmed that he would have to appear before the HPC for fencing and/or with respect to the detached garage on the property.

ADJOURNMENT

Motion by Mr. Zedalis and unanimously carried to adjourn at 8:22.

Respectfully Submitted,



Nancy Probst, Interim Commission Secretary