

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION**

MINUTES OF THE OCTOBER 15, 2018 REGULAR MEETING

CALL TO ORDER

The regular meeting of the Historic Preservation Commission was called to order by Mr. Callahan at 7:30 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 – Absent
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. Van Arsdale and unanimously carried to approve the Minutes of **September 17, 2018**, as written.

Mr. Van Arsdale asked for clarification on the Audi approval, particularly with respect to the sign. Mr. Callahan advised that the applicant would be returning to the HPC with respect to the sign and the proposed columns.

The Vote:

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

APPLICATIONS

- **HPC #13-18**
Weaver/Bost Addition
7 Orchard Street (Block 602, Lot 29)

Present for the Applicant: Applicant, Patrick Weaver

Mr. Weaver described the existing home as a gray Dutch Colonial with white trim. He provided an overview of the proposal for a new [rear] addition to in order to accommodate a new kitchen and mudroom downstairs and a master bedroom with full bath upstairs. He presented a study model of the proposal and described the lot as it relates to other homes that are situated nearby.

Referring to the model, Mr. Weaver explained that he would maintain the same roof profile and described what would be seen from both the front and back. He confirmed the use of shiplap (which would be painted white) and a standing seam metal roof. He confirmed that the bulk of the addition would be white and that the doors and windows would be trimmed in black. He spoke at length about his idea for re-using the existing door [on the other side of the house].

Citing difficulty in trying to match the existing stucco as one reason, Mr. Weaver spoke at length to his intentions to clearly make the addition something different as was evidenced by the volume/shape of the proposal.

Current and proposed roofing materials were discussed. There was a brief discussion about the materials used on a house across from the Dunkin Donuts site. Mr. Van Arsdale asked if there were any other elements besides the roof being used to tie the addition in to the existing house. Mr. Weaver indicated that the Gambrel roof/shape would be the defining element.

Mr. Weaver demonstrated where the windows were on the model in relation to a fence which he confirmed as existing in response to a question about their visibility from the street. He confirmed that the sliding glass door would also be black.

Citing the variation in colors and materials, Mr. Van Arsdale related that he was having a hard time visualizing the proposal. He spoke briefly about visibility from the street. Describing it as a traditional, classic look of black and white, Mr. Weaver indicated that there would be a lot of white trim and that there were already some black accents. He confirmed that the rest of the house would remain the same color as it was recently painted a greenish-gray hue in response to a question from Mr. Van Arsdale. He confirmed that he is not planning to replace the windows in order to make them all black and confirmed that the type of door leading to the patio currently is a sliding door. He indicated that the reason for the sliding door in the addition is for purposes of circulation.

A discussion ensued on the windows and window wells.

The amount of exposure on the foundation was discussed. Mr. Weaver indicated that anything visible would be painted white. He spoke at length about the retaining wall which he confirmed is about 18".

Calling it "jarring," Mr. Encin opined about the aspects of the proposal which he felt make it clear that the addition was built years later and those that he felt did make an effort to blend it in.

Mr. Weaver turned the model at Mr. Van Arsdale's request so he could see the back. He related that he likes the juxtaposition and transition/composition of back façade and spoke about his color choices for it given the lack of visibility from the street. He spoke about the composition of the windows which he related was all about the interior space for a more modern style which would enable him to keep natural light.

Mr. Weaver confirmed that both the front door and the door inside of the screened porch are white in response to a question from Mr. Callahan.

Mr. Encin offered that while he could appreciate the sentiment of a modern take on the back and using that in a way to get better views and light/improve interior space, he was more concerned with the view

from the sides and conflicted because of the location with other historical homes owned by people who may not appreciate the concept/modern sentiment.

Blending the addition with the current home was discussed and the biggest concern remained the neighbors having to accept a modern look.

Re-use of the door was discussed at length. Mr. Weaver confirmed that it would be kept white. He offered that the slider on the other side could possibly be white as well.

Mr. Encin spoke about the clear difference in appearance of the addition again and reiterated his feelings about how the neighbors might feel about it. He offered that it seemed to be inconsistent with the goals of the HPC. The dimensions of the addition were discussed. Mr. Encin offered that while it is a different structure with similar character, it is an appendage.

Roofing materials were discussed again. Mr. Weaver explained that he chose the materials based on pricing and aesthetics. He related that he likes the shadow lines and the contrast with the linear standing seam which, while he offered are different in mass, are still in keeping with historical vernacular.

Mr. Van Arsdale offered that he would have liked to have seen a little more effort put into picking up on some of the design of the original house. He spoke about the detail on the back of the house at length and related that he would be more comfortable with the different materials if more effort had gone into integrating the two pieces together. He echoed Mr. Encin's sentiment that it was "jarring." Calling it "very simple" and referring to "jarring" a "strong word, Mr. Weaver asserted that the contrast was intentional and not "jarring" until "up the driveway."

Mr. Callahan offered his observations on the windows and color scheme from having done a drive by. He opined that at 14,' it was "not that much white." Mr. Weaver added that it was really only 2' feet more that would be visible as the existing addition is 12.'

An extensive discussion on the color scheme, which included the fence, ensued. Mr. Encin offered that he was still conflicted with the strategy/approach of not trying to blend or pick up on the spirit of the existing structure which has a lot of historic character. Mr. Van Arsdale concurred and reiterated that he would have liked to have seen more thought put into picking up the beauty of the house with the choice of materials.

A discussion on preservation ensued. Mr. Encin offered that there are ways to be modern that echo back to the existing house other than creating a new shape. Mr. Van Arsdale offered that it was not like a barn as it is a piece of the house. Referencing photos of the existing garage, Mr. Weaver pointed out that it has wood siding which is grey with white trim. The soffit was discussed.

Mr. Encin offered some ideas for relating the new structure back to the main house with respect to building elements such as window placement/ modern shaping, roof details and siding material. Mr. Weaver discussed the gutter detail/roofline.

Further discussion ensued about how the applicant could pick up some of the details of the original house to make the addition appear to be more of a renovation with a modern touch. Mr. Weaver

related that he intends to use large siding and spoke briefly to trim. A discussion ensued on how to carry the character/add more balance with respect to roofing elements.

Speaking to his credentials as an architect, Mr. Weaver related that he made repairs to the existing overhang/soffits. He offered that he could cut it back to more of a 2' overhang in order to tie in the standing seam metal roof and asked whether he would need to return with a revised drawing if he did that. The Board concurred that he would not need to provide a plan revision.

There was a brief discussion on how to phrase the motion. Mr. Encin offered that he would like the applicant to provide a revised elevation showing the freeze board and the rake. Mr. Callahan offered that it could be approved via email. The Board Secretary clarified that the Motion was to approve the proposal subject to submission of a revised plan to be submitted and approved via email. Mr. Encin clarified that the key to the revisions would be creating a consistency of a roof, trim overhangs and other things to have it blend more with the house, showing rear and side elevations.

The color scheme was discussed. Mr. Callahan offered that it was less problematic with the addition of profiles/shadow lines. The side entrance was discussed.

Mr. Van Arsdale confirmed that the applicant would need to submit a separate application for the fence in response to a question from Mr. Weaver about same.

Motion by Mr. Callahan, **seconded** by Ms. Berkinsky to approve the proposal subject to approval of revised plans [by voice vote].

The Commission Secretary outlined the submission/approval/notification process for the applicant at his request.

MISCELLANEOUS

The Commission Secretary provided an overview of recent approvals done via email which included a generator for **Innovative Electric (14 Prospect Street - Block 1901, Lot 11)**.

There was a brief discussion about the pre-meeting and post approval processes [timeframes for submission, etc.]. HPC standards were discussed briefly. The members concluded to have a future discussion about the mission of the HPC.

ADJOURNMENT

The meeting was adjourned at 8:53

Respectfully Submitted,

Nancy Probst, Interim Commission Secretary

APPROVED _____