

**BOROUGH OF MENDHAM
HISTORIC PRESERVATION COMMISSION
MINUTES OF THE MAY 18, 2026
REGULAR MEETING**

CALL TO ORDER/FLAG SALUTE:

The regular meeting of the Historic Preservation Commission was called to order at 7:30 PM and the open public meetings statement was read into the record.

ATTENDANCE:

Mr. Encin – Present

Mr. Tosso – Present

Mr. Mullany – Present

Ms. Rodrigues – Present

Mr. Van Arsdale – Present

Ms. Cass - Alternate #1: – Absent

Ms. Romano - Alternate #2: - Absent

MINUTES:

Mr. Van Arsdale asked for comments on the minutes of the regular meeting of April 20, 2026. Mr. Encin asked that the spelling be changed on page 8. Mr. Mullany made a motion to approve the minutes as revised, and Mr. Rodrigues seconded.

Roll Call:

In favor: Mr. Encin, Mr. Tosso, Mr. Mullany, Ms. Rodrigues, and Mr. Van Arsdale

Opposed: None

Abstention: None

PUBLIC COMMENT:

Mr. Van Arsdale opened the meeting to the public for questions and comments on items not included on the agenda. There being none, the public session was closed.

APPLICATIONS:

09-26 Black Horse

1 West Main St

Block 301 Lot 1

Present: Mr. Howard- Owner Representative, VP Construction

Mr. Felice - Divisional Vice President

Mr. Tarquinio – Architect

Overview

The meeting focused on the Black Horse Restaurant Group's revised application for building changes. Key adjustments included reducing bay spacing to four unequal bays, changing fenestration to two doors and two windows on the second floor, and simplifying baluster designs. The front elevation's upper windows will be fixed, and the rear addition's height was lowered. The courtyard side's design was simplified, with columns and railings unified. The chimneys will match existing brickwork. Five conditions were proposed: adding shutters, adjusting panels, matching chimney facades, documenting changes, and specifying Anderson windows. The motion to approve these changes passed unanimously.

Action Items

- Update the rear elevation drawing (HPC 07 drawing 02) to add shutters on the third-floor windows on the rear facade, consistent with the rest of the building.
- Prepare a document of changes for the building that includes a photo array of the current conditions and written interpretive material explaining the changes approved by the Historic Preservation Commission, for review by the Commission.
- Update the material schedule to specify that the Anderson windows are divided-light (SDL) units, with appropriate notes on the window line type.
- Revise the rear elevation drawing (HPC 07 drawing 02) so that the rear porch screening consists of three large panels over the porch and three large panels over the kitchen, replacing the current four-panel configuration to improve visual consistency.
- Ensure the new chimneys are constructed with a brick facade that color-matches the existing chimneys as closely as possible.
- Adjust the courtyard-side rendering to show the top rounded window with a more realistic, less modern appearance (for example, by reducing the size of the white mullions and making the overall window treatment less prominent).

Front Elevation Discussion

- Mr. Tarquinio outlines the adjustments made to the bay spacing, changing from five equal bays to four unequal bays.
- Mr. Tarquinio discusses the changes to fenestration and doors on the second floor, including reducing the number of double doors and adding windows.
- Mr. Tarquinio mentions the changes to baluster design and needle posts, and the return of the chimneys.

Detailed Adjustments to Front Elevation

- Mr. Mullany appreciates the evenly spaced windows and the lowered second-floor windows for a better view.
- Mr. Van Arsdale praises the return to a more original design for the front of the building.
- Mr. Tarquinio explains the changes to the second-floor porch, including individual windows and a smaller balcony.
- Mr. Tarquinio discusses the simplification of details on the rear side of the building, including removing pilasters and changing the rooftop screening.

Rear Elevation and Baluster Design

- Mr. Tarquinio shows a photograph of the proposed future screens and discusses the slender baluster design.
- Ms. Rodrigues asks about the consistency of paneling beneath the double doors.
- Mr. Van Arsdale appreciates the simplification of the rear elevation and the removal of the round window.
- Mr. Encin suggests adding shutters for consistency and adjusting the panel spacing for uniformity.

- Mr. Tarquinio agrees to adjust the panels to three in the kitchen area for consistency.

Courtyard Side and Simplification

- Mr. Tarquinio discusses the changes to the courtyard side, including the removal of a section of the roof to separate the porches.
- Mr. Tarquinio explains the simplification of columns, railing design, and upper balcony.
- Mr. Tosso appreciates the design element that sets off the front porch while allowing for the new entrance.
- Mr. Van Arsdale and Mr. Mullany agree that the changes improve the balance and scale of the building.
- Mr. Encin notes the slight flare in the lower railings and explains its historical context.

Final Adjustments and Documentation

- Ms. Rodrigues raises a concern about the top rounded window looking too grand.
- Mr. Encin explains that the black and white drawing makes the window stand out more than it would in real life.
- Mr. Van Arsdale agrees that the courtyard side can look different but will work well with the space between the buildings.
- Mr. Mullany asks about the material list for the chimneys.
- Mr. Van Arsdale suggests documenting the changes with photographs and written explanations for future reference.

Conditions and Vote

- Ms. Smith lists the five conditions for approval: adding shutters to the third-floor windows, adjusting panels in the kitchen area, matching the chimney facade, documenting changes, and specifying Anderson windows.

Motion was made by Mr. Mullany, seconded by Mr. Tosso, to approve the application with the following condition(s):

1. Adding shutters to the third-floor windows on the sheet HPC 07- Drawing 02, Rear Elevation
2. Adjust the panels from four to three in the kitchen area on sheet HPC 07- Drawing 02, Rear Elevation
3. Chimneys will have a brick facade using materials that closely match what is existing.
4. Replacement windows used will be Anderson Simulated Divided Light style windows (SDL)
5. Documentation and Permanent Interpretive Material Requirements will be provided by the Applicants to the HPC as discussed. The attached document will provide you with guidance on the preparation of these records.

Roll Call:

In favor: Mr. Encin, Mr. Tosso, Mr. Mullany, Ms. Rodrigues, and Mr. Van Arsdale

Opposed: None

Abstentions: None

The motion carried.

ADJOURNMENT:

There being no additional business, Mr. Mullany made a motion to adjourn, and Ms. Rodrigues seconded. On a voice vote, all were in favor. adjourned the meeting at 8:28 PM.

Respectfully Submitted,

Lisa J. Smith

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Land Use Coordinator