

**A SUMMARY OF THE MINUTES OF THE
GLEN RIDGE HISTORIC PRESERVATION COMMISSION
HELD IN THE MUNICIPAL BUILDING**

April 4, 2018

OPMA & Roll Call

Chair Herrigel called the meeting to order at 7:30 p.m. and Ms. Hickey read the Sunshine Act Notice and called the roll.

PRESENT: Chair Herrigel
Vice Chair Githens
Darby
McMahon
Way
Vande Stouwe

Margaret Hickey, Consultant to the Historic Preservation Commission

ABSENT: No one.

Introduction

Chair Herrigel introduced himself and briefly described the hearing process to the members of the public.

Hearing of the Applications

195 Sherman Avenue

Elizabeth Sackheim

Chair Herrigel called for the application. George Azrak, R.A., Architect, and Charles Molinaro, Contractor, presented the application to add a metal and glass sunroom at the rear of the house that would be visible from the street. The addition is a greenhouse-type structure that will be set off the rear with a small covered breezeway to accommodate the existing A/C units.

The Commission discussed the application. There was a question to why the breezeway needed a roof and it was clarified to keep debris from gathering around the A/C units but also to add structural stability to the greenhouse structure. There was also discussion about the treatment of the fascia and the corner of the addition.

On a motion by Ms. Githens, seconded by Mr. Darby, the application was approved with the following conditions:

1. Owner must provide the signed letter authorizing Mr. Azrek to present the application.

2. The corner of the addition shall be aluminum clad to match the existing frame wall.

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|---------|-----|----------|------|-----------------------|-----|
| Darby | Yes | Githens | Yes | Herrigel | Yes |
| McMahon | Yes | Way | Yes | | |
| | | (Alt. 1) | None | Vande Stouwe (Alt. 2) | Yes |

186 Linden Avenue

Jason and Michelle Shuey

Chair Herrigel called for the application. Jason and Michelle Shuey, Owners, and Henry Runo, Runo Brothers Remodeling, presented the application. The proposed work includes adding a 3 ft x 6 ft landing at the front entrance. The Contractor verbally explained the materials to be used and explained the configuration as the drawings were not clear. The Contractor plans to essentially move the existing steps out to add the landing and then match the detailing of the deck, skirt board, and railings to those of the existing steps.

On a motion by Ms. Githens, seconded by Mr. McMahon, the application was approved with the following conditions:

1. The drawings must be revised to provide more specific detail on the following:
 - a. Design of railing to match existing
 - b. Balusters to be 2 x 2 cedar on 4-inch centers
 - c. Add framed lattice under the landing / stringer
 - d. Bottom newel must rest on the first tread
 - e. Provide more dimensions on the proposed plans.

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|---------|-----|----------|------|-----------------------|-----|
| Darby | Yes | Githens | Yes | Herrigel | Yes |
| McMahon | Yes | Way | Yes | | |
| | | (Alt. 1) | None | Vande Stouwe (Alt. 2) | Yes |

527 Belleville Avenue

Carl Graf

Chair Herrigel called for the application. Carl Graf, Owner, and Elise Blatt, Architect, presented the application which includes a one-story addition for a kitchen and family room at the rear of the house. Ms. Blatt presented the detailing of the addition which included distinguishing the addition with board-and-batten siding, matching the fascia from the front elevation, and pulling the addition back from the side walls. The windows will be casement with SDL muntins.

The HPC noted that the windowless west side elevation is not ideal but the architect explained that the properties are set very close together on this block.

On a motion by Mr. Darby, seconded by Ms. Vande Stouwe, the application was approved.

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|---------|-----|---------|-----|----------|-----|
| Darby | Yes | Githens | Yes | Herrigel | Yes |
| McMahon | Yes | Way | Yes | | |

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| | | (Alt. 1) | None | Vande Stouwe (Alt. 2) | Yes |
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64 Midland Avenue

Timothy J. Kang

Chair Herrigel called for the application. Timothy Kang, Owner, and Se Hwan Kim, R.A., Architect, presented the application. The proposed work includes a rear one-story addition for a nursery/knitting room. The architect presented the details of the design, which includes squaring off the rear of building with a 10-foot deep addition and stair and landing on the rear elevation. The addition is to have a shed roof including a small pent roof over the stair.

The HPC discussed the application and had a number of concerns. The addition needs to be set flush with the building wall not the bay projection on the north side. On the north side, the siding exhibits a mix of siding where there should be a simplifying of the siding language at the addition. The two new windows will have to be SDL for the muntins. The addition needs to be increased in height in order to allow for taller windows at the addition but this change in the roof appears to impact other elements of the design. The stairs need to be better detailed to show traditional top and bottom rail with balusters at 4 inches on center. The HPC recommended that there are enough changes the applicant will need to return to gain approval.

The Owner withdrew the application.

32 Edgewood Road

Nafi C. Diallo

Chair Herrigel called for the application. Nafi Diallo, Owner, presented the application to remove the frame garage at the rear of their property. Ms. Diallo noted that the request for demolition was at the insistence of their lender. A new garage is not being proposed at this time.

On a motion by Ms. Githens, seconded by Mr. Way, the application was approved as presented with the following conditions:

1. Owner shall take and submit photographs of all four (4) sides of the garage, if feasible given proximity to fences prior to its removal.

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|---------|-----|----------|------|-----------------------|-----|
| Darby | Yes | Githens | Yes | Herrigel | Yes |
| McMahon | Yes | Way | Yes | | |
| | | (Alt. 1) | None | Vande Stouwe (Alt. 2) | Yes |

Clay Fields at Belleville and Sherman Avenues

Borough of Glen Ridge

Chair Herrigel called for the application. Karen Brinkman, R.A., Architect, presented the application to construct a warming hut at the Clay Fields located at Belleville and Sherman Avenues to be used by the Paddle Tennis Association.

Ms. Brinkman explained the following design criteria: the relationship of the new hut to the existing courts and how the building fits within a tight framework adjacent to the

courts; the location of the restroom for easier access to the existing sewer system; the need for barrier-free access; the position of the hut to the footbridge; the treatment of the openings; and the materials proposed for use. Ms. Brinkman also submitted a revised drawing showing a narrower rake board at the gable ends.

HPC discussed the application. Specifically, the HPC discussed the various options for synthetic material for the decking and railings especially at the bridge. Mr. Herrigel mentioned the entrance door contains a lot of glass and has concerns about vandalism, and stones hitting glass causing breakage. The railing on the stair can be simplified per updated barrier-free requirements.

On a motion by Ms. Githens, seconded by Mr. McMahon, the application was approved as presented with the following condition:

1. Loop at the bottom of the stair can be removed to comply with the most recent ANSI (barrier-free) code requirements.

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|---------|-----|----------|------|-----------------------|-----|
| Darby | Yes | Githens | Yes | Herrigel | Yes |
| McMahon | Yes | Way | Yes | | |
| | | (Alt. 1) | None | Vande Stouwe (Alt. 2) | Yes |

2 Washington Place

Oliver and Laurie Sanders

Chair Herrigel called for the application. Manny Costa, Contractor, presented the application which includes installation of a deck and adding a door off the enclosed side porch, and installing windows at the porch (in the same size opening). The decking shall be treks, for the door, Prairie-style muntin profile is preferred by the Owner, and the contractor would like to reuse/match the existing aluminum siding when patching around the door opening. Also, the railing off the deck will match the metal railing on the front elevation.

On a motion by Ms. Githens, seconded by Mr. McMahon the application was approved with the following conditions:

1. GC to provide a cut sheet for the door showing SDL lights and the door is to be paintable fiberglass.
2. Porch and stair to receive a railing to match the front entrance.
3. Skirt at porch and sides and bottoms of stairs to be enclosed by boards.
4. Use of aluminum to match existing is permitted where needed at modified opening.

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|---------|-----|----------|------|-----------------------|-----|
| Darby | Yes | Githens | Yes | Herrigel | Yes |
| McMahon | Yes | Way | Yes | | |
| | | (Alt. 1) | None | Vande Stouwe (Alt. 2) | Yes |

21 Cambridge Road

Kristen and Jason Perla

Chair Herrigel called for the application. Daniel Kopec, R.A., Architect, presented the application, which includes a one-story rear addition and the reopening of two windows on the side elevation of the existing house that were previously covered or made shadow boxes. The design for the addition carries over these same windows, will be clad with fiber-cement siding with corner boards, is set back slightly from the main house, and a shallower overhang will be used on the addition so it aligns with the main house. The HPC members suggested keeping the gutter return on the main house so it aligns with the new.

On a motion by Mr. McMahaon, seconded by Ms. Githens, the application was approved with the following condition:

1. The return on the gutter to be maintained and aligned with the new gutter at the addition.

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| Darby | Yes | Githens | Yes | Herrigel | Yes |
| McMahon | Yes | Way | Yes | | |
| | | (Alt. 1) | None | Vande Stouwe (Alt. 2) | Yes |

21 Argyle Place

Heritage Legacy Holdings

Chair Herrigel called for the application. Richard Domond and Nneka Nurse appeared before the commission to discuss the changes made at 21 Argyle Place that had not been previously approved by the HPC. For reference, photographs of existing and pre-construction photographs were distributed and Mr. Herrigel's memorandum dated 27 March 2018 was provided that outlined the HPC's observations of the work completed without prior approval. The HPC originally reviewed and approved a rear two-story addition; however, more work was undertaken on each side of the house including the front elevation, none of which had been previously reviewed and approved by the HPC.

There were 13 items noted in the letter (attached to these minutes for reference) and discussed in detail during the meeting (some items were consolidated during the discussion).

1. Marvin windows instead of the Pella approved by the HPC were installed at the side elevations of the rear addition; the HPC found the Marvin to be equal to the Pella.
2. The HPC specifically called for historic sills on the new window openings to match the existing; however, the openings at the new windows were trimmed on all four sides. In addition, the existing windows that were not originally called out for work included removing the sills and installing new trim around the openings. One of the more prominent changes was the removal of either a deep sill or possibly a window box at the center second floor window. Also, a crown was added to the windows when none was there previously.
3. The treatment of the rear addition on the east elevation was to be placed in a manner that the addition was set back from the original house at the second

floor. This did not occur because it was also not clearly articulated in the permit drawings. The end result is an awkward transition between the main house roof and the addition.

4. The treatment of the railings at the rear deck does not follow the approved permit drawings and the columns and pilaster were not properly detailed at their capital or base.
5. The front entrance porch was modified significantly resulting in the loss of early-20th-century detailing. (Note that the 3/27 memo questioned changes to the front door but photographs found after the letter was prepared show no change to the front door surround.)
6. Shallow brackets were removed at the underside of the eaves of the front dormer and main roof and small Victoriantesque brackets placed further apart were installed instead.
7. Shutters were added to the openings on the front elevation when shutters were not there previously. The shutters also do not readily align with the window configurations on the front elevation.
8. The wood clapboard siding was removed and wood shingle siding installed. The Owner brought a sample of the material to show it was stained wood. The addition was to be clad with clapboard to match the existing but the entire house was clad with shingles.
9. An oval window was added to the gable end of the garage without prior approval.
10. The window configuration on the east side elevation at the second floor was changed from two windows to one small one at a new bathroom.

The HPC discussed each item noted above in detail and at length with the Owners. Mr. Herrigel concluded the discussion with making the point that the HPC's desire is to work with the Owner to achieve a happy balance between achieving a design that is in keeping with the architectural vocabulary of the historic district but can be undertaken by the Owner without being onerous in the requirements. The Owners noted that they understood and would undertake the changes as requested by the HPC with one request, to be able to obtain a Temporary Certificate of Occupancy so their pending sale could move forward.

On a motion by Ms. Githens, seconded by Mr. Darby, the following changes shall be made at 21 Argyle Place before receiving approval by an HPC subcommittee:

1. Remove the false roof mimicking a gambrel on the East Elevation and patch with shingles to match. Modify the cornice of the addition to the north of this false roof so that it returns to the wall of the existing house. The purpose of this change is to resolve the awkward way the new addition abuts the existing house.
2. Change the railings at the rear deck with new wood (top and bottom rails and balusters) with 2 x 2 balusters set at 4 inches on center to match the railing shown on the approved permit drawings. (The new railing should span uninterrupted between the existing columns.)
3. At the columns and pilasters of the rear porch on the East Elevation, create a pier for the columns/pilasters to rest on.
4. Replicate the entablature of the original front porch including cornice, dentils, architrave, and other related details, and at the columns, remove the boxes at the column bases and install simple plinth blocks.

5. Remove the "Victorian" dentils at the main roof and dormer overhangs.
6. Remove the shutters on the front elevation.
7. Remove the corner boards and apply shingles to match the existing shingles at the main house; the articulation of the siding and trim at the side porch can remain.
8. Install shingles at the transition of the main roof to the dormer at the front elevation.
9. At the front elevation, restore the wood window trim to match the original including the articulation of the window sills. The front windows included a "historical" sill and flat stock wood trim with an outer molded edge; these features should be restored. The center window appears to have been fitted with either a deeper projecting sill or possibly flower box supported by decorative brackets; the Owner has the option of returning the detailing to this window opening or matching the other windows on the front elevation.
10. At the side elevations, remove the crown molding and install a wood drip cap at all the window openings.
11. Remove the oval window installed at the front elevation of the garage and install the shingle siding over the opening.

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|---------|-----|----------|------|-----------------------|-----|
| Darby | Yes | Githens | Yes | Herrigel | Yes |
| McMahon | Yes | Way | Yes | | |
| | | (Alt. 1) | None | Vande Stouwe (Alt. 2) | Yes |

Public Comment

No public comment.

Adoption of the February 7, 2018 Minutes

On a motion by Mr. Darby, seconded by Ms. Githens, the minutes of the February 7, 2018 meeting were unanimously adopted.

Subcommittee Reports

134 Ridgewood Avenue

No new information since the last meeting.

97 Sherman Avenue

The subcommittee reviewed material samples and photographs presented by the Owner for the false masonry chimney at the new house. The material sample was approved but the HPC will work with the Owner to properly execute the installation of the masonry veneer so it is laid in a traditional manner.

250 Washington Avenue

Architect/Owner requested a number of changes and additions based on the request of buyers for the property. The HPC subcommittee approved shutters but then the buyers changed their mind. Currently the request is to apply muntins to the existing front windows using 3M tape. The subcommittee noted that the muntins are shallower than

those that would be present in a traditional, albeit, modern SDL fitted sash and there is a concern that such an application would fail in a short period of time.

300 Linden Avenue

Final design review and approval was undertaken by the subcommittee.

142 Ridgewood Avenue

Minor changes to the railing design were reviewed and approved by the subcommittee.

One Bay Avenue (former Nursing School)

The final design drawings were submitted by Mountainside Hospital and the subcommittee reviewed finding that the Architects followed the HPCs design suggestions. There were a few minor comments/clarifications made.

General

Ms. Hickey has been reviewing all permit applications as they are submitted as part of the office review procedures for issuing the building permits. The Building Department has also created a list of projects to “watch” for progress to ensure the work proceeds as approved rather than wait until the end of a project.

Old Business

In the HPC members' packages, the Borough provided for review a revised proposed fee schedule for permitted projects that require HPC review. The Borough has not yet made a decision on this revised package.

New Business

None.

Adjournment

On a motion by Mr. Way, seconded by Ms. Githens, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC