

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

May 2, 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
McMahon¹
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

253 Forest Avenue

Thomas and Angela Langan

Chair Herrigel called for the application. Angela Langan, Owner, presented the application which includes infilling two windows at the kitchen on the side elevation with brick to match the existing.

The HPC noted that finding brick to match the existing klinker brick will be difficult and suggested the Owner consider infilling with a shadow box and if the Owner chooses to go in this direction, HPC review and approval would not be required.

The Owner withdrew their application opting to consider the shadow box approach.

¹ Mr. McMahon arrived five (5) minutes late but did not miss any of the application presentations.

127 Hillside Avenue**Mike and Jody Stigliano**

Chair Herrigel called for the application. Michael Stigliano, Owner, presented the application to modify one window and enclose a second window on the side elevation as part of a kitchen renovation. The HPC discussed some of the detailing of the window and the trim.

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

1. All windows are to be wood.
2. The casement shall be made to look like a 1-over-1 hung sash.
3. Trim and sill to match typical existing windows.

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

34 Edgewood Avenue**Erica Spayd**

Chair Herrigel called for the application. Erica Spayd, Owner, presented the application which includes replacing a failing retaining wall along the rear property line. The wall will be constructed of a reinforced split-face CMU; a small sample of the material was distributed for HPC review.

The HPC noted material is an improvement to typical CMU.

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

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

726 Bloomfield Avenue**Bank of America**

Chair Herrigel called for the application. Jacqueline Menges, Project Expeditors Consulting Corp., presented the application on behalf of the Owner. The proposed work includes installing a new accessible entrance route including stair and ramp and modifying the front entry to the walk-up portion of the ATM. The work is focused on making the facility barrier-free accessible. The application included an updated C901 with a date of 4/25/2018, which included drawings showing the railings for the ramp and stair to match.

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

1. The railings shall be as noted on the updated C901, dated 4/25/2018.

2. The Owner shall provide the letter authorizing representation by Ms. Menges on their behalf.

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

26 Hillcrest Road

Mark O'Sullivan

Chair Herrigel called for the application. Mark O'Sullivan, Owner, and Eric Shultz, Architect, presented the application to add a two-story addition to the side of the house in the basic footprint of an existing sunroom to create a new sunroom and half bath on the first floor and a bedroom extension on the second floor. Where possible, the design reuses the existing windows or replicates windows elsewhere on the house. The roof shall be slate to match, brick will match, and the flat roof sections will also match other flat roofs.

Ms. Githens noted the addition in terms of material and massing are compatible and Mr. Darby noted that the addition neatens the side of the house.

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

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

Chair Herrigel recused himself from the next application due to a conflict of interest.

39 Stanford Place

Katarina and Joseph Saab

Vice Chair Githens called for the application. Katarina Saab, Owner, and Eric Lopez, R.A., Architect, presented the application to construct a small mud room on the side of the house off of the existing drive. The design is to replicate the rear entry but slightly lower in order to clear the second floor windows. The new room will be two steps lower than the first floor. The design intent is to match roofing, stucco, window and door detailing.

HPC discussed that the details are not fully worked out with regard to providing cut sheets on the windows and doors and ensuring the window treatment matches the existing.

On a motion by Mr. McMahon, seconded by Mr. Way, the application was approved as presented with the following condition to be reviewed by a subcommittee:

1. Architect to provide cut sheets for the proposed windows and door.
2. Design shall include historical sill and trim to match existing windows.

3. Roofing and stucco to match existing.
4. Final plans should provide more detail.

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

Chair Herrigel rejoined the meeting.

418 Ridgewood Avenue Kim and Matt Rayner

Chair Herrigel called for the application. Matt Rayner, Owner, and Daniel Kopec, R.A., Architect, presented the application, which includes a one-story addition within an existing two-story rear addition. When this addition was built a full footing was installed in possible anticipation of this proposed work. The goal of the new addition is to land on this footing, to match the brick and the 6-over-6 wood windows, and the fascia.

The HPCs general concerns were focused on matching the brick and mortar to match the adjacent brick. The architect noted there will be a match line in the brick but there are other match lines from previous additions. Architect will also require a brick and mortar mock-up as part of the work.

On a motion by Mr. McMahon, seconded by Ms. Vande Stouwe, the application was approved with the following condition:

1. Subcommittee would like opportunity to review the brick and mortar for matching purposes.

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

Geoffrey Darby recused himself from the next application due to a conflict of interest.

10 Ardsley Road Carol and Joe Harpster

Chair Herrigel called for the application. Carol and Joe Harpster, Owners, and Michael deRosa, Contractor, presented the application which includes a three-story rear addition and repairing the front entry to restore the brick and bluestone steps and landing. Some of the particulars were reviewed including retention of the cedar clapboard siding and carrying that over to the addition; retaining the existing chimney; and retention of the side porch.

The HPC had a number of concerns including the addition's overall size, which is visible from various points along the street, the general massing and detailing, and the scale, once complete, in comparison to the neighboring properties. There was lengthy

discussion about these items and at the conclusion the HPC made the following suggestions for the Owner's consideration:

1. Inset the addition on both size +/-8 inches;
2. Possibly, but not necessarily lower the ridge;
3. Add windows to the left elevation;
4. Provide a site plan and plans so the HPC has a better sense of the size and the size in relation to the lot;
5. Provide the detailing for the railings and trim at the addition;
6. Make sure the architect is particular in drawing the existing conditions because it may be impacting the perception of the relationship between the existing and the proposed.

The Applicant withdrew the application.

Geoffrey Darby rejoined the meeting.

Public Comment

Mike DeRosa, Contractor, showed the HPC an alternative material for clay tile roofing as a simple For Your Information.

Adoption of the April 4, 2018 Minutes

On a motion by Ms. Githens, seconded by Mr. Way, the minutes of the April 4, 2018 meeting were unanimously adopted.

Subcommittee Reports

97 Sherman Avenue: HPC Consultant worked with the contractor/owner in layout of the stones at the chimney and reviewed pointing mock-up. Also, currently working with contractor on the cap for the chimney.

21 Argyle Place: For the record, some changes made after HPC's 9 April 2018 letter regarding changes to the as-built conditions:

- Permitted the shutters to stay on the front elevation; Ms. Githens inquired whether they were installed as HPC requests.
- Permitted the gable end piece to remain; Owner confirmed that this was part of the building that had not been changed.
- Simplified the detailing at the rear columns/pilasters rather than add pier projections below.
- HPC Consultant had a conversation with potential new Owner regarding concerns about quality control; HPC mentioned specific concerns about closing up openings, etc. but means and methods for installation are not in HPC purview.

Former Nursing School Building: Project received final approval from the Planning Board in April. HPC may need to develop a sub-committee for fencing and a few other site improvements for access and control.

11 Mead Terrace: Architect noted some minor changes to doors and windows but they were on the rear of the property at the proposed addition so not in HPC purview but acknowledged their consideration in seeking HPC approval.

Old Business

No action has been taken with regard to the fees for the historic preservation commission application.

New Business

Borough Council passed an ordinance requiring property owners to seek approval for new roofing and siding when changing materials even if a building permit is not required; the NJDCA recently changed the rules for obtaining permits. There were numerous requests for clarification on this regulation after the information was distributed within the Borough.

There was a general inquiry about the use of solar tiles that look like roofing. The inquiry came from a couple that wishes to purchase in Glen Ridge but not if they cannot install solar and questioned whether HPC would consider solar tiles. HPC discussed this and noted that all decisions are made on a building-by-building basis so the HPC would need to review the particular product against the residence to be purchased.

Adjournment

On a motion by Mr. Darby, seconded by Mr. McMahon, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC