

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

December 6, 2017

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
Kopec
McMahonⁱ
Vande Stouwe
Way
Wright

Margaret Hickey, Consultant to the Historic Preservation Commission

Introduction

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

Hearing of the Applications

**45 Hamilton Road
Sawa and Takatoshi**

Chair Herrigel called for the application. Margaret Sawa, owner, and Jonathan Perlstein, Architect, appeared before the Commission to present the application. This application is presented to reflect the changes made to the proposed front porch based on HPC comments on the approved application in October and to revisit installation of the railing at the roofline that was previously denied. Perlstein provided, as part of this re-application, a historic photograph of a porch original to the house that had a railing along the roofline. The HPC members discussed that the proposed porch is different from the historic but also that the main house has changed from when the historic porch was in existence. The HPC confirmed that the railing along the roofline will be decorative and will match the railing porch at the floor level.

On a motion by Mr. Wright, seconded by Mr. McMahon, to approve the application with the following condition:

1. The roofline porch railing shall match the railing at the first floor level of the porch.

Darby	Yes	Githens	Yes	Herrigel	Yes
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Kopec	No	McMahon	Yes	Way	Yes
Wright	Yes	(Alt. 1)	None	Vande Stouwe (Alt. 2)	Yes

117 Midland Avenue Vincent and Ingrid Kozlowski

Chair Herrigel called for the application. Ingrid Koslowski, Owner, and George Azrak, Architect, appeared before the Commission to present the application. The architect reviewed the upgrades to the front elevation of the property including adding decorative shingles at the peak of the gable, extending the roofline at the main house, adding a railing to the front porch, and changing the roof to a steeper shed roof. There is also an option to change the side dormer depending on the final costs.

The HPC discussed a number of features of the design. The third floor shutters were noted as being thinner than the opening. Way preferred the third floor window without shutters. Wright recommended packing out the back of the shutter to make it appear as a bi-fold in the full open position. Darby added the seam between the two should be celebrated. McMahon commented and discussed with Azrak the extension of the front rafter where the box should be removed. Kopec initiated discussion on the treatment of the porch roof and recommended changing it to a hip, which would eliminate the pitch condition on the north side of the porch. After some discussion, it was determined that this could be an option if the Owner/Architect wanted to go in this direction.

On a primary motion by Ms. Githens, seconded by Mr. Wright, the application was approved with the following conditions including the dormer shall remain an option. The conditions are subject to subcommittee review and approval:

1. The porch roof is to remain as drawn.
2. Remove the box at heel of rake at front elevation.
3. The drawings should note the mounting, stays and the wood material for the shutters.
4. The third floor shutters shall be made to look as if they are folded with a second layer of wood behind each shutter.

Darby	Yes	Githens	Yes	Herrigel	Yes
Kopec	No	McMahon	Yes	Way	Yes
Wright	Yes	(Alt. 1)	None	Vande Stouwe (Alt. 2)	Yes

On a second motion by Mr. Kopec, seconded by Ms. Githens, the application was approved with the following option for the porch roof and subject to subcommittee review and approval:

1. The northeast corner to be resolved in a hip which should also eliminate the leader at the corner.
2. All other conditions noted above to remain in effect with this second motion.

Darby	No	Githens	Yes	Herrigel	Yes
Kopec	Yes	McMahon	Yes	Way	Yes
Wright	Yes	(Alt. 1)	None	Vande Stouwe (Alt. 2)	Yes

528 Ridgewood Avenue**B. Mulligan and S. Cassatly**

Chair Herrigel called for the application. Brian Mulligan, owner, and Ken Bower, contractor, appeared before the Commission to present the application. The application is to install siding and trim at a rear addition using Hardieplank (or equal) at the siding and aluminum at the soffits and trim at the surrounds.

The Commission discussed the design focusing on the use of aluminum for the soffits and the trim. After discussion, the Owner agreed to change from aluminum to wood or a composite material.

On a motion by Mr. Wright, seconded by Mr. Kopec, the application was approved as submitted with the following conditions:

1. The Hardieplank shall be smooth.
2. The trim and soffits shall either be wood or a paintable composite material.

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

61 Woodland Avenue**Kirian Patel**

Chair Herrigel called for the application. Kirian Patel, Owner, and Cindy Boernerlay, Architect, appeared before the Commission to present the application. Ms. Boernerlay reviewed the project, which consists of a one-story, a new deck and changing windows on the second floor on the rear and west sides. The Owner is seeking costs for two options for the windows, one with leaded glass and the other of 6-over-1 sashes.

The Commission discussed the application.

On a motion by Mr. Wright, seconded by Mr. Darby, the application was approved as submitted with the following condition:

1. Either window option is acceptable; window details, once chosen, to be reviewed by subcommittee.

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

26 Forest Avenue

Clara and Kenneth Powell

Chair Herrigel called for the application. Clara and Kenneth Powell, Owners, and George Azrak, Architect, appeared before the Commission to present the application. The application is a rear kitchen and mud room expansion on the first floor with a master bedroom suite on the second floor. The side elevations of the addition are slightly visible from the street.

The Commission discussed the application. Githens noted the windows should be noted as either wood or paintable composite, and the new shutters properly mounted. However, it was noted that the leaders sit on top of the shutters of one window on each side elevation at the second floor; the recommendation was to remove the shutters on the second floor to eliminate this conflict. It was noted that on HPC4, the egress casements are to look like 2-over-2 sashes, not paired casements.

On a motion by Ms. Githens, seconded by Mr. Wright, the application was approved with the following conditions subject to subcommittee review and approval:

1. The shutters at the second floor should be removed.
2. The material and mounting should be properly indicated.
3. The window sashes shall be wood or paintable composite.
4. Egress windows on HPC4 shall be properly noted at casements simulating 2-over-2 hung sash.

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

Mr. Wright recused himself from the next application due to a conflict of interest.

10 Victor Avenue

Jessica Leiken and Howard Stuart

Chair Herrigel called for the application. Jessica Leiken and Howard Stuart, Owners, and Karen Robinson, Architect, appeared before the Commission to present the application. The owner is seeking approval for a two-story rear addition including a kitchen on the first floor and bedroom on the second floor. Architect explained there are two primary issues with the site/proposed project:

- a. Because the house is set on an angle the addition brings the building footprint to within four feet of the property line so the Owner will seek a variance. The addition is continuous with the main house so the eave and gutter can be continuous.
- b. The last historic image of the building prior to installation of aluminum siding shows a wide wavy irregular siding. Typically the Architect would have proposed installing this siding on the addition but it is incongruous with the vinyl siding and there is no plan to remove the vinyl siding.

The Commission discussed the application. Herrigel noted that vinyl siding has typically only been permitted on very small additions but this is a large addition. There is a similar concern to the skylight proposed for the second floor bathroom. Kopec thought the skylight was not a major concern but that precedent has been set for the siding. Githens was in favor of off-setting the addition so it would be distinguished from the main house but Way countered that this would significantly impact the efficiency of the kitchen plan and McMahon noted that such a small setback would look like a mistake. There was much discussion about the availability of the historic siding and whether a different approach should be taken so should the vinyl siding be removed, the new addition could be fitted with new siding to match the historic. Githens noted preference for a window rather than a skylight.

On a motion by Mr. Kopec, seconded by Mr. McMahon, the application was approved with the following conditions/clarifications to be reviewed by subcommittee:

1. Vinyl siding is approved; however the addition should be aligned so the sheathing of the addition aligns with the sheathing of the main house. This may require furring prior to installation of the siding.

Darby	No	Githens	No	Herrigel	No
Kopec	Yes	McMahon	Yes	Way	Yes
Wright	Recuse	(Alt. 1)	None	Vande Stouwe (Alt. 2)	Yes

Mr. Wright rejoined the meeting.

Mr. Darby recused himself from the next application

111 Ridgewood Avenue Narayan Singhal

Chair Herrigel called for the application. Edward Saccomanno, Contractor, presented the application to remove the red slate roof and install asphalt shingle roofing. The work will include copper valleys and new snow guards.

The Commission discussed the application. Herrigel inquired whether the roof could be repaired rather than replaced. Wright noted that the roof is in poor condition and may be tricky to repair however changing from slate to asphalt would change the character of the building. Herrigel explained that this is a difficult issue and HPC's main objective to retain integrity of the building and slate roofing is a defining feature.

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

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

Mr. Darby rejoined the meeting.

Public Comment

None.

Adoption of the September 6, 2017 Minutes

On a motion by Ms. Githens, seconded by Mr. Darby, the minutes of the November 1, 2017 meeting were unanimously adopted with the noted changes

- a. Remove "contract with his" under 134 Ridgewood Avenue (1st paragraph, 4th line)
- b. Add "in his judgement" under 134 Ridgewood Avenue (3rd paragraph, 2nd line).
- c. Minor typographical errors.

Subcommittee Reports**16 Sherman Avenue**

Herrigel reviewed the findings of Owner for 16 Sherman Avenue request to the Planning Board to overturn HPC's recommendation to change installed siding with Dutch Lap as shown on original design drawings. Their request was denied by the Planning Board and the HPC's recommendations stand.

Herrigel noted he will also represent HPC at the Planning Board meeting on 20 December regarding 134 Ridgewood Avenue.

34 Sommer Avenue

The owners provided more detail on the opening of the existing porch. Subcommittee reviewed and approved submission.

518 Ridgewood Avenue

Subcommittee continued to work with the Contractor and Architect on the metal roof, which was approved. Open issue awaiting a response from Contractor is the type of gutter to be installed. After discussion at the meeting, it was agreed that K-gutters, the existing type of gutter, may be used at the addition for continuity.

124 Midland Avenue

A railing needs to be installed for code compliance at the front of the porch. Subcommittee offered refinements and Owner has agreed to install.

10 Hillside Avenue

Refinement made to support at landing to new stair and finer points defined with regard to material choices were approved by the Subcommittee.

437 Ridgewood Avenue

New construction: property is sold and subcommittee will make a site visit on Friday, December 7th.

160 Linden Avenue

Architect submitted updated drawings showing new dormer at front to match existing rear dormer. Architect also confirmed Owner plans to install wood windows. Subcommittee approved updated documents.

New Business

Kara Travia has resigned and Herrigel welcomed recommendations for the Mayor.

HPC members had a general discussion on security issues during meetings.

After some discussion about availability, it was determined that the first meeting in 2018 should be moved to January 3, 2018 at 7:30 pm.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC

ⁱ McMahon joined the meeting five minutes late but did not miss the applicants' presentations.