

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

July 11, 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
Moriarty (Alt. 1)
Grisafi (Alt. 2)

Margaret Hickey, Consultant to the Historic Preservation Commission

ABSENT: Vande Stouwe

Introduction

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

Hearing of the Applications

Geoffrey Darby recused himself from the next application.

10 Ardsley Avenue

Carol and Joe Harpster

Chair Herrigel called for the application. Carol and Joe Harpster presented the application with Justin Scalfani, the architect. Ms. Harpster presented the application, which includes construction of a two-story rear addition. The application had been previously reviewed and withdrawn so Ms. Harpster explained the modifications made from the previous submission. The new design includes clarifying the depth of the addition, creating a setback on the right side, changes to the fenestration, and clarifying the material choices.

The HPC discussed the massing and the potential for adding a dormer on the right side to break up the roofline; a shed dormer matching the front was also suggested. Mr. Way recommended adding a window to the closet in the master bedroom to further improve the right elevation. The cantilever of the bathroom on the second floor on the right side is problematic and impacts the original gambrel roofline; HPC recommended reconfiguration of the interior to eliminate the cantilever.

There was a discussion on the treatment of the front porch; HPC requested more detail on the treatment of the columns and railings including configuration and materials. Mr. Way noted that the columns should be traditional with an antithis.

Mr. Scalfani, after some discussion, confirmed the windows will be wood and the sizes are to match the windows at the main house. There was a discussion on the windows to remain and removed at the main house. A second floor bedroom window on the left side is to remain, and the HPC suggested adding a third window at the dining room on the right side to break up the long expanse of empty wall at the proposed butler's pantry.

After discussing the changes needed for HPC approval, the Owner chose to withdraw the application.

Geoffrey Darby returned to the meeting.

7 Highland Avenue

Gracious Properties, LLC

Chair Herrigel called for the application. William Carr, representative of Gracious Properties, LLC, presented the application for a rear two-story addition. The application had been previously reviewed and withdrawn so Mr. Carr explained the modifications made from the previous submission. The new design includes cutting back the addition, bringing the roofline down, and adding a dormer to the addition to cut down on the massing of the roof.

HPC discussed both the massing and the overall visibility of the addition to Hurrell Field and Bloomfield Avenue. The Owner confirmed that the windows would be Marvin Integrity, the siding will be wood clapboard to match the existing, and the railings at the rear deck and Juliet balcony would be a composite material, such as Azak. HPC expressed concern about the detailing of the railings and the doors proposed.

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

1. Revise drawings to be more specific on details, dimensions and materials;
2. The newel for the railing to be placed on the bottom step;
3. The details for the windows, casings and sills to be specified;
4. The details on the doors to be specified;
5. The Juliet balcony to have the same railings as the deck and both are to be detailed; and
6. Lattice should be added to the underside of the deck; the lattice needs to be framed.

Darby	Yes	Githens	Yes	Herrigel	Yes
McMahon	Yes	Way	Yes	Vande Stouwe	Absent
		Moriarty (Alt. 1)	Yes	Grisafi (Alt. 2)	

Peter Herrigel recused himself from the next two applications.

204 Forest Avenue

Taryn and Michael Ferrante

Vice Chair Githens called for the application. Michael Ferrante, Owner, and Daniel Kopec, Architect, presented the application to add a small overhang to the existing entrance stoop.

On a motion by Ms. Moriarty, seconded by Mr. Grisafi, the application was approved.

Darby	Yes	Githens	Yes	Herrigel	Recuse
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McMahon	Yes	Way	Yes	Vande Stouwe	Absent
		Moriarty (Alt. 1)	Yes	Grisafi (Alt. 2)	Yes

175 Hawthorne Avenue**Christine and Andrew McNelly**

Vice Chair Githens called for the application. Andrew McNelly, Owner, and Daniel Kopec, Architect, presented the application which includes a two-story rear addition to house a family room on the first floor and a master bedroom suite on the second floor. The work includes removing the existing rear deck and adding a new deck at the rear.

The HPC expressed concern about the long expanse of the north elevation without windows. There was a lengthy discussion about the windows including how there is no consistency at the existing building with regard to their placement. HPC recommended that windows 'D' to match those of the existing second floor windows (the smaller ones at the existing bathrooms).

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

1. Windows 'D' on HP06 to match existing of the second floor bathroom.

Darby	Yes	Githens	Yes	Herrigel	Recuse
McMahon	Yes	Way	Yes	Vande Stouwe	Absent
		Moriarty (Alt. 1)	Yes	Grisafi (Alt. 2)	Yes

Chair Herrigel returned to the meeting and Dan McMahon recused himself from the next application.

29 Outlook Place**Shea and Ron Bongo**

Chair Herrigel called for the application. George Azrak, Architect, presented the application that includes converting a former three-season porch/entrance at the porte cochere to an interior space. The work focuses on the adding casement windows, and removing pink-colored brick, which was a later addition, with wood to match the house.

The HPC discussed the application with a focus on a debate of casement verses double-hung and how they should be configured and whether to include a picture window on the front elevation. One suggestion was to match the configuration of the windows at the front with 7-inch mullions and to add a center picture window to match the proposed side elevation.

On a motion by Ms. Moriarty, seconded by Ms. Githens, the application was approved with the following options:

1. As submitted; or
2. Two diamond patterned casements to either side of center picture window with 7-inch mullions between.

Darby	Yes	Githens	Yes	Herrigel	Yes
McMahon	Recuse	Way	No	Vande Stouwe	Absent
		Moriarty (Alt. 1)	Yes	Grisafi (Alt. 2)	Yes

Dan McMahon returned to the meeting.

Adoption of the June 6, 2018 Minutes

There were a number of minor comments and clarifications, in particular, correction of a recusal for one application.

On a motion by Ms. Githens, seconded by Mr. Grisafi, the minutes of the June 6, 2018 meeting were adopted with one abstain by Mr. Darby.

Subcommittee Reports

250 Washington Place: The Planning Board permitted the Owner to keep the railings at the front porch as installed.

418 Ridgewood Avenue: A subcommittee has been set up to review the brick and mortar mock-up.

16 Sherman Avenue: Since last month, HPC members questioned the installation of a radon system on the side elevation toward the front. The Code Inspector noted there was no choice due to radon in the basement of the front section.

30 Hillside Avenue: A subcommittee reviewed and approved the revisions to the garage door and window for the new garage.

Old Business

None

New Business

None.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC