

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

October 3, 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
Vande Stouwe
Way
Moriarty (Alt. 1)

Margaret Hickey, Consultant to the Historic Preservation Commission

ABSENT: Grisafi (Alt. 2)

IN ATTENDANCE: Switzer

Introduction

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

Hearing of the Applications

**150 Ridgewood Avenue
Sebastian Voltarelli**

Chair Herrigel called for the application. Sebastian Voltarelli, Owner, and Jason Ballinger, Architect, presented the application to add a second story over approximately 85% of an existing ranch-style residence. This is a reapplication from the September 5, 2018 meeting; the architect reviewed the major changes, which include: lowering the roof line and increasing the frieze in order to shorten the gap between the window heads and the frieze at the second floor level; the dove coat was removed; and a material sample of the product Veritex was provided for review.

HPC compared the changes with the review of the minutes from the previous meeting. It was noted that the column rhythm and detailing of the columns were not changed per the discussions; and the Palladian window was not changed and it was further noted that it does not follow the general guides for a Palladian design (architect noted that this is a Marvin window configuration rather than a custom application). HPC noted their preference for a window without the center mullion between the sash and fanlight. There was a lengthy discussion about the column articulation at the porches looking at the ramifications to the design of either increasing the number of columns or changing the girth of the columns. HPC confirmed the following details, which should be indicated on the drawings, confirmation of a historic sill, shutters to be paintable composite with traditional operating hardware, 8" wide corner boards,

and paintable composite siding. HPC had a concern about the variety of roofing materials and it was agreed to change the front gable to asphalt, which the owner was already considering while retaining the standing-seam roof at the front porch. There was a discussion about the round windows; Architect noted that it is a playful detail.

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

1. The upper roof shall be changed to asphalt.
2. The window trim shall be dimensioned and the drawings noted to use a historical sill.
3. Show an engaged column (pilaster) at the wall supporting the ends of the porch.
4. The Palladian window shall have the cross piece deleted.
5. Drawings shall note hardware for the shutters and the shutters shall be operable type.

Furthermore, Owner shall return and present other options for the column articulation at the porch based on the discussions during the meeting. Architect shall explore options and present for HPC approval at their next meeting. Holding off on approval for the column articulation shall not delay issuance of permits.

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

340 Ridgewood Avenue

Andrea and Joaquin Fernandez

Chair Herrigel called for the application. Joaquin and Andrea Fernandez, Owners, and Val DiGiacinto, Architect, presented the application for a new addition to a split-level residence. This is a reapplication from the September 5, 2018 meeting; the architect reviewed the major changes, which include: increasing the size of the front porch; increasing the size of the trim and frieze board; and turning the west roof 90 degrees and lowering it by two feet.

HPC discussed the application and had a few comments/questions. The new gable roof over north wing (original part of the building) is set too close to the window at the south wing. Architect agreed that cutting back the overhang would resolve this condition. There was also discussion about two windows on the Baldwin Street elevation being set too close to the corner boards; Architect agreed these could be moved a few inches. McMahon suggested using a more tradition gable return where the ledge on the return is roofed. HPC discussed the garage doors confirming they shall be paintable and non-grained. There was some discussion about using a wider mullion at the ganged openings but design is matching existing paired windows at the original building.

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

1. The new roof on the front over the original building shall be reduced so there is a gap between the second floor window opening and the roof.
2. Move in the two outer windows at the eastern block on the south elevation 3 to 4 inches.

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

Lynne Vande Stouwe recused herself from the next application.

364 Ridgewood Avenue

Lynne Vande Stouwe and Jim Kincade

Chair Herrigel called for the application. Lynne Vande Stouwe and Jim Kincade, Owners, and Eric von Hoffmann, Landscape Architect, and partner, Diana von Hoffmann, presented the application to add a new deck off the rear of the house. The von Hoffmanns explained the project including the overall size and configuration, and detailed the materials. The deck shall be IPE including the skirt boards, the railing shall be steel wire laid horizontally with intermittent steel posts connecting the spans of wiring, a terminating IPE newel at the stairs, and the lattice under the deck shall be framed with IPE with the lattice being cedar. HPC noted that the railing shall sit at the bottom step.

On a motion by Ms. Githens, seconded by Mr. McMahon, the application was approved with the following conditions to be reviewed by the historic preservation consultant:

1. Wood newel shall be detailed to sit on the bottom step.
2. Call out the materials proposed for use on the drawings: all wood except the lattice shall be IPE and the lattice shall be cedar framed in IPE.

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

Lynne Vande Stouwe returned to the meeting.

Adoption of the September 5, 2018 Minutes

On a motion by Ms. Githens and approved by the full board, the minutes of the September 5, 2018 meeting were adopted.

Subcommittee Reports

Clarus Project: Applicant returned with a revised treatment to the garage door opening and gained approval. Applicant did note that it may change this design a bit so waiting to see if that occurs. Building permits are pending some administrative paperwork for the garage portion of the property only.

45 Douglas: Supplemental information provided by architect for subcommittee review and approval. SC had one comment on the foundation treatment; Architect provided and subcommittee approved at the meeting.

97 Sherman: There was a question about the treatment of the soffits where the beaded boards run perpendicular to the building and there was a comment from the public they should run parallel. Based on the notes in the file including subcommittee notes, there was no mention of the direction of the boards just that they were to be beaded board, which they are.

38 Ridgewood: Architect provided supplemental drawings for fenestration at this property, which was reviewed and approved by subcommittee.

8 Hamilton: Owner provided a drawing of the cornice for the porch, which was approved by subcommittee.

HPC Consultant is tracking the following properties that were approved with changes for subcommittee but no action has been taken on the part of the applicant:

78 Essex Avenue, 175 Hawthorne Avenue, 442 Ridgewood Avenue and 16 Oakwood.

Old Business

Part I of continuing education to review the updated Secretary of the Interior's *Standards* was conducted this evening and Part II shall be presented prior to the November meeting. The meeting will begin at 7:00 pm at the November meeting. The second meeting will continue some of the discussions of the first and will include examples of compatible additions/new construction within older and historic neighborhoods.

New Business

None.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC