

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

November 7, 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
McMahon
Switzer
Vande Stouwe

Grisafi (Alt. 2)
Moriarty (Alt. 1)

Margaret Hickey, Consultant to the Historic Preservation Commission

ABSENT: Darby
Way

Introduction

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

Hearing of the Applications

182 Ridgewood Avenue

Matthew Mrozinski

Chair Herrigel called for the application. Matthew Mrozinski, Owner, and John Reimnitz, Architect, presented the application, which is to remove a 1970s addition in order to gain more open space and replacing five (5) windows with new wood to match existing. The work includes keeping a mud room, also from that time, but the long-term plan is under a second phase to remove/modify this area. There were some questions about the siding to remain and Herrigel recommended the Owner look at the historic photographs at the historical society to gain a better understanding of how the building appeared before the addition. Owner mentioned they did look at the images but they were from before the stucco was installed.

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

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

Lynne Vande Stouwe recused herself from the next application.

38 Clinton Road**Fang Shi Sun & Yixiang Huang**

Chair Herrigel called for the application. The Owners, Fang Shi Sun & Yixiang Huang, presented the application, which is to obtain approval for as-built conditions where the work approved by the building department was for a kitchen renovation but ended up including modifications to window openings on the driveway side and the application of vinyl siding. The applicant acknowledged that they were not aware the project required HPC review and approval. HP Consultant brought a copy of the permit drawings for review by the HPC members to supplement the Owner's application.

The Owners explained that much of the exterior work was related to structural damage, namely changing the aluminum siding to vinyl as advised by their general contractor, because so much of the aluminum siding needed to be removed to do the work. The window was shown on the permit drawings but the drawings were not clear in noting that one window was being eliminated and the opening of the others was being widened. HPC explained in detail the issues with the changes made namely: vinyl siding is not an acceptable siding replacement material because it does not reflect wood siding historically used in the district; openings are not to change in proportions that are not reflective of the original; and HPC has permitted the closing up of windows with prior approval. HPC members were not keen on the choice of muntin configuration for replacement of the existing openings but if the openings are not changing HPC has no purview. The kitchen window that was changed is oddly placed and oddly proportioned, too wide for its height. HPC discussed in detailed the possible actions on this application.

On a motion by Ms. Githens, seconded by Mr. Grisafi, the application was moved as follows:

1. Reject the new window on the north side due to ill proportions in relation to the existing windows;
2. Deny without prejudice the installation of the vinyl siding; decision to be made after discussion with the contractor to occur at the next HPC meeting;
3. Approve the elimination of the window located under the bumpout on the north elevation.

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

Lynne Vande Stouwe returned to the meeting.

47 Lincoln Street**Benjamin and Bobbi Jo Ringe**

Chair Herrigel called for the application. Benjamin Ringe, Owner, and Mark Wright, Architect, presented the application, which is to rebuild a front porch damaged in a storm but with some modifications. The architect review the details of the project: the front steps shall be changed to wood; a second flight of stairs will be added by the front door to match the other wood stairs; the screened area of the porch will be enclosed and above the low wall with casement sashes; a vent over the roof will be added (a detail was provided); at the wall of the house, the roof will be dropped three inches and a narrow wood band installed to conceal the flashing; the front corner of the building within the porch enclosure will be truncated to provide additional enclosed porch space; the porch roof will be extended on two sides including adding wooden brackets; and the two front windows at the second floor will be replaced. The type of window will be either wood or paintable Fiberglas depending on the costs.

The HPC members had a number of questions on the detailing; the Architect provided a supplemental perspective for the HPCs review as well. Such discussion focused on the detailing of the proposed overhang and related eave conditions/detailing.

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

1. Provide final selection of the windows proposed for use at the porch enclosure and main house.

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

Dan McMahon recused himself from the next application.

1 Roswell Terrace

Steve DiGeronimo

Chair Herrigel called for the application. Steve DiGeronimo, Owner, presented the application, which adds a door and larger windows in an existing extension off the kitchen in order to bring in more light into the space. The Owner presented additional photographs and a perspective of the design for the HPCs consideration at the meeting. HPC discussed various aspects of the project and to obtain clarification on the details. The HPC noted that the windows need to be either wood or a paintable Fiberglas with SDL-GBG mullions. Grisafi noted that trim around the windows and doors are nicely detailed in the perspective. The perspective shows a shallow overhang; Owner clarified this will not change and Architect realized the error after the hand drawing was complete.

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

1. Provide accurate drawings that show the conditions properly in plan and elevation; remedy the discrepancy between the perspective and the plans in terms of relationship of doors to wall and the overhang.
2. The drawings shall show the trim at the window and doors (as shown in the sketch perspective) but with dimensions so it can be properly constructed.
3. Provide a cut sheet of the windows proposed for use.

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

Dan McMahon returned to the meeting.

23 Douglas Road

Elliot and Tracy Nix

Chair Herrigel called for the application. Elliot Nix, Owner, and Ann Sears, Architect, presented the application, which extends the porch on both the north and south sides matching the detailing of the front porch. At the south side, the bay window roof will be extended to align with the rear extension roof to be able to incorporate a small mud room and a covered entry. The HPC discussed the application focusing on the south side (elevations of the north side were not provided) and two conditions: how the roof over the bay and the porch extension will work and

the drawings should better show how the porch extension will be detailed in plan (matching the articulation as shown in the elevation).

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

1. Drawings shall accurately represent both as-built and proposed conditions in plan and elevation.
2. The drawings should show all materials proposed for use.
3. More detail needs to be provided on how the roof at the south side will work in both plan and elevation.
4. An elevation of how the porch extension will work on the north side from the front.

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

150 Ridgewood Avenue Sebastian Voltarelli

Chair Herrigel called for the application. Sebastian Voltarelli, Owner, presented the application, which is a return from a previous application to address the articulation of the front columns at the proposed porch. On the sheet provided, Option A, on the top of the page, shows five columns with a wider girth and a tall base, and Option B, on the bottom of the page, shows five 10" square columns without a base. HPC asked the Owner his preference and briefly discussed the options. Mr. Switzer made a motion to accept Option A; there was no second.

On a motion by Mr. Switzer, seconded by Ms. Vande Stouwe, the application was approved for Option B.

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

Adoption of the October 3, 2018 Minutes

On a motion by Ms. Githens, seconded by Dan McMahon and approved by the board with the exception of Switzer who recused himself, the minutes of the October 3, 2018 meeting were adopted.

Subcommittee Reports

Clarus Project: Building permits have been issued for the garage portion of the property only.

340 Ridgewood Avenue: Drawings submitted for subcommittee were reviewed and approved. Permits have been processed.

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 II of continuing education to review the updated Secretary of the Interior's *Standards* was conducted this evening.

New Business

None.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC