

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

**January 9, 2019**

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**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  
Darby  
McMahon  
Switzer  
Vande Stouwe  
Way  
Moriarty

Margaret Hickey, Consultant to the Historic Preservation Commission

ABSENT: Githens  
Grisafi

**Introduction**

Chair Herrigel introduced himself and briefly described that the Commission has some New Year business to address before hearing the applications.

**Election of Chair and Vice Chair**

On a motion by Mr. Darby, seconded by Mr. McMahon, Mr. Herrigel was elected Chair of the Commission.

On a motion by Mr. McMahon, seconded by Mr. Darby, Ms. Githens was elected Vice Chair of the Commission.

**Appointment of Secretary**

On a motion by Chair Herrigel, seconded by Mr. Way, Margaret Hickey was appointed Secretary.

**Adoption of By-Laws**

On a motion by Mr. Darby, seconded by Mr. McMahon, the 2019 By Laws were adopted as submitted for HPC review.

**Adoption of 2019 Schedule of Regular Meetings**

On a motion by Mr. McMahon, seconded by Ms. Vande Stouwe, the 2019 Schedule of Meetings was unanimously adopted as modified.

**Hearing of the Applications**

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

*Lynne Vande Stouwe recused herself from the next application.*

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

Chair Herrigel called for the application. Fang Shi Sun and Yixiang Huang, Owners, presented the application. The work includes removal of the one large window in the kitchen and installation of two casement sashes set side-by-side. The Owner has submitted this per the HPCs request but contends that the expense of \$10,000 for the change is a hardship and that the window is not that visible from the street. The Owner further inquired if they could switch this work with future work to restore the front porch. There was a lengthy discussion between the Owner and the HPC members reiterating from the previous meeting that cost is not a consideration in the HPCs decision. A future tradeoff is not within the realm of possibilities based on how the HPC reviews are conducted.

On a motion by Mr. Switzer, seconded by Mr. Darby, the application was approved as submitted.

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

*Lynne Vande Stouwe returned to the meeting.*

**98 Sunset Avenue****Gruhin Residence**

Chair Herrigel called for the application. Eric Baker, Architect, appeared before the Commission to present the application. The Architect explained the scope of the work which includes a new front enclosed portico in order to improve the entry conditions and to remove an existing family room, construct a new family room in its place and add a second floor level on the side of the house. The new windows will be wood, the siding will be wood, and the shutters will be wood to match the existing. The entire roof will be re-clad with asphalt shingles. Mr. Darby questioned the use of the corbels under the box bay; they require more detail if they are to remain. Mr. Switzer clarified the treatment for the entrance steps, which will be a concrete base with bluestone treads. Mr. Switzer expressed some concern about the lack of detail in the plans.

On a motion by Mr. Way, seconded by Ms. Vande Stouwe, the application was approved with the following conditions to be revised as part of the permit submission and reviewed by subcommittee:

1. The corbels will not be installed on the box bay.
2. The final design drawings will be submitted to HPC prior to submission for permits.

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

#### **46 Hamilton Road**

##### **Jon and Jenny Ney**

Chair Herrigel called for the application. Karen Robinson, Architect, appeared before the Commission to present the application. The application is to add a railing to the front steps as required by the homeowner's insurance company. The architect presented images of how the railing was addressed in the early 20<sup>th</sup> century but these would not comply with code so the design reflects the enclosed detailing of the existing porch. The architect brought a sample of the handrail to be used. All of the elements will be wood, white oak, mahogany or pine, painted.

On a motion by Mr. McMahon, seconded by Mr. Switzer, the application was approved as submitted.

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

*Dan McMahon recused himself from the next application.*

#### **118 Essex Avenue**

##### **Benjamin and Elizabeth Bowman**

Chair Herrigel called for the application. Elizabeth Bowman, Owner, and Mark Wright, Architect, appeared before the Commission to present the application. The application is to remove an existing one-story rear addition and replace it with a larger addition that aligns with the north wall of the house. All of the building materials of the original house will be extended to the addition. On the north elevation, a first floor window will be added to the main house in the dining room to match the windows on the second floor. There was some discussion about this window not aligning with the second floor window; the architect did not want to imply symmetry where none currently exists. There was also a question about the treatment of the foundation, which will be stucco to match the existing foundation.

On a motion by Mr. Way, seconded by Mr. Switzer, the application was approved with the following condition:

1. The foundation treatment shall be noted on the drawings.

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

*Dan McMahon returned to the meeting.*

## **16 Windsor Avenue**

### **Brian and Mary Clarke**

Chair Herrigel called for the application. Brian Clarke, Owner, and Jonathon Pearlstein, Architect, appeared before the Commission to present the application. The application is to add a one-story addition to the rear of the house and to add a side entrance at the main house on the west side. Both changes are primarily visible from the west side.

The Architect explained in detail the addition, which carries much of the detailing of the main house including the roof overhang as noted at the front porch. The materials will be either painted wood or Azak and the windows will be Pella wood, architectural series. The foundation will carry the brick along the west side and may change to stucco where not visible from the street. The side entrance includes a new door and side window with a shallow roof overhanging both. The corbels are to match the existing detailing of the original house and the roof shall be standing-seam metal.

During the review, there were two main concerns expressed by the HPC that led to an extended discussion. The first was the treatment of the roof overhang on the rear addition. The roof continues across a good portion of the side wall of the existing house; it was discussed to shorten this and match the return as shown on the existing front porch. The second was the use of a standing-seam roof over the entry overhang. There was some discussion about changing to asphalt shingles but this would change the pitch of the roof.

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

1. The overhang over the rear addition will not extend over the existing side wall except to match that at the front porch; the depth of the overhang will be dictated by the layout on both sides of the addition so the hip roof works with the existing house and the addition.
2. The detailing of the standing seam roof shall be provided for review.

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

*Chair Herrigel recused himself from the next application.*

## **Hurrell Fieldhouse**

### **Borough of Glen Ridge**

Member Darby called for the application. Ellen Auburn, of the Hurrell Field Improvement Committee, and Dan Kopec, Architect, appeared before the Commission to present the application. The application is to reconstruct the front porch (no longer present). The Architect showed the original drawings and explained in detail the materials to be used, which will be fiberglass for the built-in gutter, and either cedar, Windsor 1 or Boral depending on where on the porch for the balance. HPC and

Architect discussed using cellular PVC (painted) for the roof railing and possibly lower section Boral instead of wood or PVC.

On a motion by Mr. Darby, seconded by Ms. Vande Stouwe, the application was approved as submitted.

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

*Lynne Vande Stouwe recused herself from the next application and did not return to the meeting.*

### **368 Ridgewood Avenue Greg and Cristin Lovallo**

Chair Herrigel called for the application. Cristin Lovallo, Owner, and Tom Conway, Architect, appeared before the Commission to present the application. The application is to replace the clay roof tile with new tile to match but in a different color; to make some modifications to the fenestration on the north elevation; and to add a window at the garage. There are other changes but these are not visible from the street. The Architect added detail with regard to the gutters (aluminum in bronze color); parapets (capped with copper); valleys (lined with copper); and new asphalt shingles for the garage (not visible from the street). The railing at the front, a later addition, will be removed. All of the windows are to be replaced with new wood windows but the openings are not changing and the Architect used historic photographs as inspiration. The chimneys are to be repointed. Architect intends to continue the muscularity of the original design throughout.

On a motion by Mr. Darby, seconded by Mr. Switzer, the application was approved as submitted.

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

### **Public Comment**

None.

### **Adoption of the December 5, 2018 Minutes**

On a motion by Mr. Darby, seconded by Ms. Moriarty, the minutes of the December 5, 2018 meeting were unanimously adopted.

### **Subcommittee Reports**

**1 Roswell Terrace:** Owner provided revised drawings showing the elevation in more detail for subcommittee review; these were approved.

**10 Ardsley Road:** Owner requested a change to the existing board siding with Hardie Board; this request was denied by the subcommittee.

**16 Oakwood:** Architect provided additional drawings showing a smaller addition that was reviewed and approved by subcommittee.

**233 Forest Avenue:** Garage door submitted for review and approved by subcommittee.

**60 Lincoln Street** – Architect provided revised drawings for roof detail at the addition to match existing. They also had minor changes to windows at the rear elevation. Both were approved by subcommittee.

**New Business**

None.

**Adjournment**

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

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC