

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

March 6, 2019

OPMA & Roll Call

Vice Chair Githens called the meeting to order at 7:30 p.m. and Ms. Hickey read the Sunshine Act Notice and called the roll.

PRESENT: Vice Chair Githens
Darby
McMahon
Switzer
Vande Stouwe
Moriarty

Margaret Hickey, Consultant to the Historic Preservation Commission

ABSENT: Herrigel
Grisafi

Introduction and Hearing of the Applications

Vice Chair Githens introduced herself and briefly described the hearing process to the members of the public.

5 High Street

Glen Ridge Board of Education (Bd. of Education)

Vice Chair Githens called for the application. Frank Bowlby, Project Manager for DRG Architects, presented the application on behalf of the Bd. of Education. The work includes removing a transom window installed by the previous tenant and installing new brick to match (picture of sample provided in packet). Brick is to be toothed in. Mr. McMahon noted that matching the brick *and the mortar* is important. Mr. Bowlby noted that the original mortar has an aggregate. Mock-ups are part of the contractors scope. The second work component is restore a door opening on Bloomfield Avenue and to provide a new door and new doors matching ones historic photographs as close as possible at existing first floor level openings. The material is fiberglass textured and stained to resemble wood. Mr. Bowlby provided a sample of the material for HPC review. Mr. McMahon noted the texture is good for a fiberglass product. The door on High Street at the basement level will be painted to match brick so it blends; this is an existing door that is not changing.

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

1. Architect/contractor shall provide HPC an opportunity to review the mortar and masonry mock-up

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

Ridgewood Avenue School
235 Ridgewood Avenue
Glen Ridge Board of Education

Vice Chair Githens called for the application. Frank Bowlby, Project Manager for DRG Architects, presented the application on behalf of the Bd. of Education. The work includes adding grilles and louvers at a number of locations on the Ridgewood Avenue side of the building. The new grills will match the existing on the same façade. There are also new grills on Bloomfield Avenue and HVAC equipment on the roof, but these will not be visible from the street.

The second project component is the installation of a pad and transformers along High Street to support the new HVAC equipment being installed. There is an existing electrical utility vault on site but it is full. PSE&G is proposing a surface location due to the complexity of the site which will also include new bollards and fencing. There was extensive discussion with Mr. Bowlby and the HPC about the potential impact of a surface location and the HPC encourage the Owner to have PSE&G rethink their plan and install a second vault to bury the new transformers. Based on the conversation, the Owner withdrew the electrical upgrades portion of the project.

On a motion by Mr. Darby, seconded by Mr. Switzer, the application for the new exterior grilles was approved as submitted. (The Owner will have to return for the electrical service upgrades.)

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

51 High Street
Luke Franklin

Vice Chair Githens called for the application. Luke Franklin, Owner, appeared before the Commission to present the application, which includes replacing an existing deck that is smaller and eliminates a car port. The Owner presented the application and explained some of the materials and detailing. There were a number of questions on materials at the railings, fascia or skirt board, and on the design of the lattice and the configuration of the railing. Mr. Switzer recommended the Owner consult an engineer/architect about the placement of the structural supports which may change the sketch provided by the Owner.

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

1. Drawing/detail of lattice if to be installed.
2. Drawing of the railing/newel post including spacing.
3. Specifics on the materials including railing, skirt board, and lattice, if used.

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

Public Comment

None.

Adoption of the February 6, 2019 Minutes

On a motion by Ms. Vande Stouwe, seconded by Mr. Switzer, the minutes of the February 6, 2019 meeting were unanimously adopted.

Subcommittee Reports

30 Hillside Avenue: Subcommittee met with the Owner to assist in giving direction on the design for the new garage door; Owner to find another design for subcommittee review.

Medical Office Building (One Bay Avenue): Construction manager submitted a material selection for the site wall; subcommittee reviewing currently. .

New Business

Ms. Hickey asked for clarification on whether removal of aluminum or asbestos siding and repair of underlying siding could be reviewed at staff level rather than bring to full HPC since it is a repair. All agreed Ms. Hickey can work with the homeowner to review and approve.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC