

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

April 3, 2019

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
Switzer¹
Moriarty
Grisafi

Margaret Hickey, Consultant to the Historic Preservation Commission

ABSENT: Darby
Vande Stouwe

Introduction and Hearing of the Applications

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

**150 Ridgewood Avenue
Sebastian Voltarelli**

Chair Herrigel called for the application. Sebastian Voltarelli, Owner, presented the application which includes expanding the existing garage to add one bay and to take a single opening for a two-car garage to two separate openings creating a building with three individual garage bays. The Owner also presented a copy of a photograph of the neighbor's garage to provide a general sense of the size of proposed garage.

The HPC questioned the lack of detail in the submission in terms of the elevation drawings were of poor quality due to the size of the drawings as the notes were not legible and it appeared the roof lines may be slightly inaccurate on the existing adjoining one-story wing. In addition, the submission lacked a site plan to show the relationship of the proposed garage extension to the property boundaries. Mr Switzer questioned the cupola; Owner clarified it is to remain but moved to the center of the new roof. The HPC also expressed concern about the width of the building and the prominent wood siding lacked a tie-in to the adjacent wing which is clad entirely in brick. With this extension, the garage is going to be a more prominent feature than currently.

¹ Switzer arrived 10 minutes late during the first presentation; no vote was made on that application.

A motion was made by Mr. Grisafi to approve with subcommittee review with the provisions that details have some tie-in to the existing wing and that the drawings show more detail. There was no second and the Owner withdrew the application.

140 Hillside Avenue
Jenny and Duncan Large

Chair Herrigel called for the application. Dan Kopec, Architect, presented the application on behalf of the Owners. The work includes enlarging existing brick masonry basement window openings on the driveway side of the building. The work includes removing the existing brownstone sill, cutting out two-to-three courses of brick, reinstalling the brick brownstone sills (depending on condition either the existing sills or new to match the existing with the hammered face), and installing new single-pane windows to match existing.

On a motion by Ms. Githens, seconded by Mr. McMahan, the application was approved as submitted.

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

Ginny Moriarty recused herself from the next application.

49 Clinton Road
Katherine Hinchliffe

Chair Herrigel called for the application. Katherine Hinchliffe, Owner, appeared before the Commission to present the application, which includes removing a large shadow-boxed window on the second floor and installing a smaller awning window that will be operable. The window is to be smaller as it is in the shower and the Owner is concerned about privacy. HPC members expressed concern that the drawings show the trim at the window is to match the original and that the sash not be vinyl as indicated in the cut sheet provided.

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

1. Elevation drawing to be shown with trim and historical sill to match typical existing.
2. Cut sheet for the window proposed for use.

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

Ginny Moriarty returned to the meeting.

1 Mead Terrace

George Lyden and Araselys Morales

Chair Herrigel called for the application. George Lyden and Araselys Morales, Owners, appeared before the Commission to present the application, which includes installing a low wall and casement windows within an existing screened-in porch on the side of their house. The detailing below the windows shall be wood frame clad with stucco to match stucco at the main house. The sashes shall be casements matching the existing at the main house set with mullions between each window. The HPC had extensive discussions about the size of the windows as it appears the drawings do not accurately represent what is being proposed making it difficult to determine if the size proposed is correct. There was some discussion that the proposed windows appear to be taller than those at the main house, which may be fine since this work is enclosing a porch that is to remain a porch; however, such a determination cannot be made until accurate drawings are provided. The sashes are also shown with muntins when no muntins exist on the main house. The HPC also questioned the use of mullions between the windows because the windows at the main house are ganged (without mullions).

There was also a discussion about the proposed gas stove which will need to be vented. The venting is not shown on the drawings and the HPC advised such venting should be placed to the rear of the ridge.

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

1. The drawings need to be updated to show an accurate representation of existing and proposed conditions with regard to the windows, trim, etc.
2. The drawings should show the correct proportion of the windows being proposed.
3. The windows should be ganged rather than separated.
4. Cut sheet for the windows proposed for use.
5. The gas stove shall be vented to the rear of the ridge.

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

48 Lincoln Street

Patrick and Cheryl Southern

Chair Herrigel called for the application. Patrick Southern, Owner, appeared before the Commission to present the application, which includes repairs and replacement of existing siding, trim and other features that are deteriorated due to the age of the building. The biggest issue is the decorative shingles at the gable end, which are a custom product and therefore is proposing two options: 18" square-cut western cedar shingle or an octagonal fancy cut cedar shingle to near match but not exactly match the existing, which is the long-lead item and custom fabrication. At other elements, trim, fascia, entablature, etc. Owner is proposing a composite material cut to match existing.

HPC and Owner discussed the two siding options at length. HPC was open to the square cut but would like to see a small mock-up of each option before a decision could

be made as suggested by the Owner. There was also discussion about the new trim to match and the Owner noted that work they performed at an addition a few years ago they were able to match the existing and would apply the same techniques here. There was one repair note, installation of a PVC trim at the transition between the roof and dormer sides that the HPC noted was not acceptable and since the roof is to be replaced concealed flashing would be the better approach.

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

1. Owner to provide a mock-up for the straight-cut and the fancy cut shingles for review in the field.
2. The application should be revised to provide better photographs of the existing conditions.
3. Where a composite material is used for the trimwork, a smooth finish is required.
4. The PVC trim at the roof / dormer transition should not be used.

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

Dan McMahon recused himself from the next application.

34 Snowden Place

Brooke and David Fapohunda

Chair Herrigel called for the application. Mark Wright, Architect, appeared before the Commission to present the application, which includes relocating a basement access to the side of the house within a new open stone areaway built of local brownstone with a red-colored mortar and fine tooling and will be topped with a bluestone coping. The location of the basement entry is behind a bay projection. The stair will be open without a bulkhead but there will be a small roof shelter set over the door composed of a metal polygonal roof to match other painted metal on the house. Mr. Wright provided a sample of a possible metal roof that may be used and if it is too difficult to work with painted copper may be used. The railing will be a simple metal. The bottom of the areaway will be fitted with a drain and a sump pump (concealed).

HPC noted they were fine with whatever roof was chosen and Mr. Grisafi noted the drawings show a nicely detailed proposal.

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

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

264 Forest Avenue

Phillip and Rachel Abbott Makings

Chair Herrigel called for the application. Phillip Makings, Owner, and Erik Schultz, Architect, appeared before the Commission to present the application, which includes a 13-foot kitchen extension on the first floor and a 5-foot master bedroom and bath extension on the second floor toward the rear of the house. The design intent includes to minimize bulk with low-slope roofs, to keep the eaves consistent, and to maximize the glass along the rear elevation. HPC noted that both sides of the house are visible from the street with really only a sliver of it on the south elevation at the second floor. There was extensive discussion on the treatment of the north elevation where there is a long expanse of no window on that side at the first floor addition. There was some debate on how to treat the elevation especially since there is no setback between the new and the old because of the rooflines. After significant debate, the Architect presented a second option of a large fixed window to somewhat match (slightly narrower) an existing window on that same elevation (Sheet 7b); the presentation of this option ended the discussion. Architect clarified the window will be Marvin Ultimate with SDL-GBG muntins to match other windows.

On a motion by Ms. Githens, seconded by Mr. Grisafi, the application was approved with the following conditions.

1. Accept version 7b for the treatment of the north elevation.
2. Marvin Ultimate windows with SDL-GBG shall be used.

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

170 Hawthorne Avenue

Doug Snyder

Chair Herrigel called for the application. Doug Snyder, Owner, and Karin Robinson, Architect, appeared before the Commission to present the application, which includes reconfiguring the roofline with new dormers at the front elevation and simplifying the dormers at the rear elevation with no change to the main gable roof as part of recovery work from a recent fire. The rear elevation will be simplified, aligned under a single roof all the way across and raised about one-and-a-half feet. One change to the main house is to increase the size of a gable end window and use a casement window that looks like a double-hung sash to comply with egress. The dormers will mimic the features of the main house and used a similar house of the same style located on the block as a model in the treatment of the front dormers.

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

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

110 Essex Avenue Rush and Elfi Gashi

Chair Herrigel called for the application. The Owners, Rush and Elfi Gashi stayed in the audience while Zev Lazar, Architect, and Joseph Iorio, Contractor, presented the application which includes reconfiguration of the front porch and an enclosed extension off the porch and a rear two-story addition. The architect explained the design intent which was to re-open the front porch, which is currently enclosed, and to add a small addition to the rear of the porch, which extends the living room. The rear two-story addition includes additional living space on both floor levels; the extension is approximately 14 feet, and set aligned with the existing building.

The HPC members had several comments on the design. Regarding the front porch, the HPC recommended the architect review the historic/older photographs at the historical society to provide insight into the how it appeared prior to being enclosed. Regarding the porch addition, there were concerns about the roofline treatment and the lack of fenestration on the side elevation; and recommended looking at the existing windows in the design. On the rear addition, the HPC was generally okay with the size given the overall size of the main house. There was some discussion about differentiating the new addition from the main house either by a set back or lowering the roofline of the addition.

Given the extensive comments made on the design, the Owner withdrew the application.

70 Woodland Avenue Scott Rosenberg and Carolee Bol

Chair Herrigel called for the application. Scott Rosenberg, Owner, and Lynn Bright Williams, Architect, appeared before the Commission to present the application, which includes removing an existing garage and constructing a new, attached garage with a hyphen between the main house and garage. The Architect discussed the detailing of the garage as well as the design intent so the new addition works with the existing house. HPC noted that it is not precedent to put front-facing garages within the district although the architect noted there was precedent in the neighborhood. Some of the members wondered if the garage could be pushed back on the property but architect explained this has other ramifications to the site and siting relationship with the main house.

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

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

Public Comment

None.

Adoption of the March 6, 2019 Minutes

On a motion by Ms. Githens, seconded by Mr. McMahon, the minutes of the March 6, 2019 meeting were unanimously adopted with one change; "Mr. McMahon requested the project match the mortar on the High Street project with the Bd. Of Education".

Subcommittee Reports

30 Hillside Avenue: Subcommittee approved the garage door submitted by the Owner.

Medical Office Building (One Bay Avenue): Subcommittee approved the new site wall proposed.

60 Lincoln Avenue – Minor modifications to the rear entry were approved by subcommittee.

38 Clinton Road – The subcommittee approved a modification to the existing sash as a result of a discussion with the Planning Board, which sent the issue back to the Glen Ridge HPC.

New Business

Ms. Hickey is working on a redesign for the HPC application to be a fillable PDF and with a more streamlined appearance.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC