

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

July 10, 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
Darby
Grisafi
Moriarty
Switzer
Vande Stouwe

Margaret Hickey, Consultant to the Historic Preservation Commission

ABSENT: McMahon

Introduction and Hearing of the Applications

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

Ms. Hickey clarified there was one agenda change, 170 Hawthorne Avenue, has been removed from the agenda.

**5 Bay Street
Hari Singh**

Chair Herrigel called for the application. Hari Singh, Owner, and Daniel Roma of Artek Studio, LLC, Architect, presented the application. The architect explained the project is to keep the building as a two-family residence and primarily repair deteriorated elements such as the siding at the front including the tympanum and the right side, install a wood shingle roof on the pent roof over the front entry, repair the cornice and restore the planter boxes at the front windows, remove the basement entrance, and install new wood railings and balustrade at the stairs. HPC noted that the application should include more specific information on the railings, such as dimension, size and space of balusters, and the newel is to sit on bottom step (not ground). At the right side elevation, one window is being removed to respond some changes to the interior layout. There was some discussion among the members about the removal of the basement entrance but the change was generally considered acceptable. Owner noted they plan to change the siding on the left side to vinyl since it is not highly visible from the street. The HPC disagreed with this assessment and noted the transition between the shingles and the vinyl would be a difficult one. After some discussion, the Owner agreed to

retain the wood shingles on the left side elevation. For the tympanum at the rear elevation and the right side at the proposed rear porch, both of which are visible from the street, the HPC noted the cedar shingles should be maintained/restored at the tympanum. Owner noted that since the other three sides will be cedar, he will continue with the cedar at the rear. For the stair and railings for the rear porch using a composite material is acceptable, with similar conditions noted for the front stoop. The Architect should revise the drawings to show the details.

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. Cedar shakes shall be applied to the front, right, left and at the rear within the tympanum.
2. Drawings should be updated to show the detailing for the porch/stoop railings, deck, stairs, etc.

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

Geoffrey Darby and Ginny Moriarty recused themselves from the next application.

18 Lincoln Street

Michael Blue

Chair Herrigel called for the application. George Azrak, Architect, presented the application on behalf of the Owner. The work is to add a porch overhang and upgrade an existing porch and door at the side of the house. The work includes matching much of the detailing at the front porch including roofing, columns, railings, etc. and using a copper diverter instead of gutter since the roof is small.

On a motion by Ms. Githens, seconded by Ms. Vande Stouwe, the application was approved as submitted. (This is subject to the Owner providing the authorization letter for the Architect to present the application on his behalf.)

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

Geoffrey Darby and Ginny Moriarty returned to the meeting.

11 Lorraine Street

Jeannie and Michael Lockhart

Chair Herrigel called for the application. Michael Lockhart, Owner, and George Azrak, Architect, presented the application which includes renovating an existing kitchen which will include infilling one window on the side of the house in order to obtain more cabinet space. The opening will be infilled and sided to match adjacent conditions.

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

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

55 High Street

Carla Kramer and Michael Moschella

Chair Herrigel called for the application. Carla Kramer and Michael Moschella, Owners, presented the application to replace the front step including new stucco cheek walls to match the ones in the historic images. This work also includes installing a new decorative metal railing. The second element is enclosing the porch, which is already enclosed, with better construction within the porch. The work includes removing two windows and installing one smaller, fixed casement, with small lights. HPC expressed concern that the window proposed is small and out of proportion with the other windows; the Owner said they wanted more privacy. Mr. Grisafi questioned lack of balusters at the metal railing but HPC members clarified a metal railing is treated differently than a wood railing.

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

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

Andrew Grisafi recused himself from the next application.

404 Ridgewood Avenue

Steven D'Addone

Chair Herrigel called for the application. Steven D'Addone, Owner, presented the application, which includes renovating the garage; this is part of a larger project at the property that had not been previously presented. The garage, which is no longer accessible, will be converted to an outbuilding/extension of the backyard. The work includes changing from a hip to a gable roof with a shed dormer on the south elevation; new sliding multi-light doors with a pergola supported by fluted columns to match the main house on the east elevation; and a pair of garage doors and a large multi-light window on the south elevation. The Owner clarified that the windows, doors and other features are to match the main house. The HPC was concerned by the lack of documentation of the existing house in which to make such comparisons so the Owner provided the HPC-approved main house plans to review with the proposed garage drawings. HPC noted that the door light configuration is different than those at the house; Owner said they would match, the garage doors will be wood, and the windows will be wood. HPC noted that the proposed garage elevations do not really align with the elevations/orientation of the main house; for example, the south elevation of the

house aligns more with the proposed east elevation of the garage. HPC suggested this may be resolved by flipping the east and south elevations including the roof line.

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

1. Flip the east and south elevations so they better align with the main house's corresponding elevations.
2. Flip the roofs and add dormers to the east and west sides of the roof.
3. The light configuration at the sliding doors to match those proposed for the main house.

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

Andrew Grisafi returned to the meeting.

Lynne Vande Stouwe recused herself from the next two applications.

100 Hawthorne Avenue

Lynn Ashenfelter and Joseph Moramarco

Chair Herrigel called for the application. Jim Ashenfelter, Owner's representative, and John Guadagnoli, Architect, presented the application which is to install a pitched roof over an existing screened-in porch, enclose the side wall with shingles, and relocate an existing window in the side wall toward the rear. The siding is to match the existing.

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

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

200 Thomas Street

John Solarino

Chair Herrigel called for the application. John Solarino, Owner, presented the application which is to install a new rear deck with railings at the rear. HPC asked if the Owner was planning to install lattice and this is a possibility. HPC clarified with the Owner that lattice needs to be framed wood with horizontal slats; and the railing should have a top and bottom rail and clarified the balusters are to be 2-inch square set at 4 inches on center.

On a motion by Ms. Githens, seconded by Mr. Darby, the application was approved with the following conditions to be indicated on the drawings and review by the HP Consultant:

1. Note on the drawings if lattice is to be used and the type.

2. Identify the material on the drawings for the railings.

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

Lynne Vande Stouwe returned to the meeting.

52 Clark Street

Jeff Kogan

Chair Herrigel called for the application. Jeff Kogan and Juliette Durban, Owners, presented the application to demolish an existing garage in poor condition and to install a new open structure or car port in its location. The HPC discussed the application and noted no decision can be made on the new structure as there is not enough information on the proposed car port including a site plan, the size, more specificity on the details, materials to be used, roofing, etc. There was a discussion on whether the garage contributes since the house was rebuilt about 10 years ago after a fire. HPC consultant noted the house appears to be a reconstruction of a traditional Four Square so is sympathetic and the garage aligns with its architecture but the property is a non-contributing resource due to its age/outside of the period of significance. The application to install a new car port was withdrawn.

On a motion by Ms. Githens, seconded by Ms. Vande Stouwe, the application to remove the garage was approved as submitted.

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

Public Comment

None.

Adoption of the June 5, 2019 Minutes

Mr. Darby clarified one item in the minutes, that Mr. Darby moved the June 5, 2019 meeting into Executive Session.

On a motion by Mr. Darby, seconded by Ms. Vande Stouwe, the minutes of the June 5, 2019 meeting were unanimously adopted with the above-noted clarification.

Subcommittee Reports

1 Mead Terrace – Subcommittee is in the process of finalizing comments/concerns regarding porch enclosure

Glen Ridge Board of Education – Architect submitted changes per HPC comments, subcommittee reviewed and approved, and all permits were issued. After all of that,

PSE&G changed engineers and moved the transformer to the pole eliminating one piece of equipment at each the Forest Avenue and Linden Avenue Schools. (No change to Ridgewood as equipment there is too much for a pole transformer.)

70 Woodland Avenue - Architect asked about changing the windows. Ms. Hickey did not think what was submitted would be approved so sent a request for additional information back to the architect. Have heard nothing in the interim.

181 Ridgewood Avenue – Refinement on window and door locations for rear kitchen area (project where the client's kitchen was flooded and they were taking an opportunity to modernize their kitchen) has been reviewed and approved by subcommittee.

60 Lincoln Avenue – Direct vent change for fireplace was reviewed and approved by subcommittee.

33 Snowden Place – A very old project that the architect provided updated drawings to slightly extend the patio area of a front porch which was reviewed by subcommittee and approved.

150 Ridgewood Avenue – Mr. Darby and Ms. Hickey visited the site and the owner/contractor had framed the new door bump-out and door configuration; the front door will be centered between the columns. The change is a positive improvement to the front façade.

Central School – Mr. Darby and Ms. Hickey visited the school to review a mortar mock-up. The color was fine but it lacked an aggregate. Architect was informed that adding aggregate will change the color so we will need to review again. Ms. Hickey is working with the architect on the windows, which are being replaced in-kind. HPC voiced concern about having their input; Ms. Hickey will inquire as to the process with Mr. Zichelli.

New Business

Ms. Hickey presented an updated HPC application that will be a fillable PDF. There were some comments about verbiage and moving some of the instructions to the front of the application before the project description materials. Ms. Hickey will update and have the document posted to the website.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC