

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

August 7, 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
Darby
Grisafi
McMahon
Vande Stouwe

Margaret Hickey, Consultant to the Historic Preservation Commission

ABSENT: Vice Chair Githens
Moriarty
Switzer

Introduction and Hearing of the Applications

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

Geoffrey Darby recused himself from the next application.

170 Hawthorne Street

Doug and Tricia Snyder

Chair Herrigel called for the application. Doug Snyder, Owner, and Karin Robinson, Architect, appeared before the Commission to present the application, which includes removal of two windows, one on the first floor at the kitchen at the north elevation and one at the attic level at the south elevation. With regard to the kitchen window, the HPC has concerns about the various vents on the elevation at the kitchen. The old vent should be removed and the new vent should be better concealed. In addition there is an old phone line that could be removed or relocated in this same location. The HPC noted that the change to the window at the attic is not visually intrusive.

The Owner added a third component to the proposed project; adding solar panels to the new rear dormer. He presented a diagram of the layout. Chair Herrigel noted that if the panels are not visible from the street, the HPC has no purview. The HPCs concern typically has to do with the edge condition and it was recommended the Owner place a 2 x 6 on edge on the roof where the panels are to be placed and a subcommittee can review in the field to confirm there are no issues.

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

1. Remove defunct vent.
2. Improve the design of the vent to remain.
3. Remove the old phone connection.

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

Geoffrey Darby returned to the meeting.

Daniel Levy and Lillie Pak 22 Ridgewood Avenue

Chair Herrigel called for the application. Daniel Levy, Owner and Steve Messineo, Contractor, presented the application, which is to install a new porch at the rear. The deck and railing will be visible from the left side of the house. All wood will be pressure-treated and painted and the railing will consist of a sub rail, top rail, 2 x 2 balusters set 4" on center and there will be a lattice. Drawings were provided for consideration detailing the work. HPC clarified the lattice should be framed.

On a motion by Mr. Darby, seconded by Mr. McMahon, the application was approved as submitted with the following clarifications:

1. The lattice shall be framed.
2. The newels shall be space equally.

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

Public Comment

None.

Adoption of the July 10, 2019 Minutes

On a motion by Mr. Darby, seconded by Ms. Vande Stouwe, the minutes of the July 10, 2019 meeting were adopted with one abstention.

Subcommittee Reports

1 Mead Terrace: The Owner and HPC subcommittee have moved through the decision-making process with regard to the treatment of the windows at the side porch; currently waiting on revised drawings to finalize the changes.

Central School: HPC subcommittee is still waiting on new mortar mock-ups and the window shop drawings are currently going through subcommittee review. HPC consultant had a few questions and waiting on answers from the BOEs architect.

5 Bay Street: The changes to the drawings per HPC review were made and approved by subcommittee.

Old Business

The new HPC application will be on-line before the next HPC meeting.

New Business

HP Consultant noted that it is time present continuing education again and would like to aim for the November meeting. The HPC expressed a desire to learn more about solar panels and specifically why they are not recommended on primary facades; the role of substitute materials in the updated *Standards*, and a review of the *Standards* and how they relate to decision-making in historic districts.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC