

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

**October 2, 2019**

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**OPMA & Roll Call**

Vice Chair Githens called the meeting to order at 7:45 p.m. and Mr. Connolly read the Sunshine Act Notice and called the roll.

PRESENT: Vice Chair Githens  
Darby  
Grisafi  
McMahon  
Moriarty  
Vande Stouwe<sup>1</sup>

Thomas B. Connolly, Consultant to the Historic Preservation Commission

ABSENT: Chair Herrigel  
Switzer

**Introduction and Hearing of the Applications**

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

**14 Clinton Road**

**Dan Goldberg and Lauren Bogiages**

Vice Chair Githens called for the application. Dan Goldberg and Lauren Bogiages, Owners, and Anthony Oranges and Jackson Burkland, Contractor appeared before the Commission to present the application, which includes installation of a new deck set at the rear of the house. The HPC had questions on the application. The first is the HPC confirmed there will be lattice under the deck as well as on top of the railing on the Osborn Street side of the house for privacy. HPC asked for detailing on the railing and the other features of the deck and lattice. There were some concerns about the size and spacing of balusters at the railings, which are spaced too far apart. The HPC suggested matching more of what is on the front of the house, where the balusters are spaced closer together. The HPC and Contractor clarified the following: railings would be placed on both sides and planters and benches along the rear end of the deck; each of the stairs will have railings to match the main deck; the material of the deck is to be composite materials; the skirt board is to be a composite material; and the lattice will be applied under the deck and will be framed; and a privacy lattice will be attached on the one side on top of the rail. There was a discussion on the lattice for privacy and its detailing. The HPC requested more detailing on the work proposed as only a plan was provided; this includes a detail of the railings, lattice, dimensions and related work. Contractor did provide

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<sup>1</sup> Ms. Vande Stouwe arrived late to the meeting.

more detailed drawings but HPC requested additional information because the railings and other features are not in conformance with the architectural detailing for the style of residence; the HPC reviewed a number of these details including bottom rail, spacing of balusters, detailing of the privacy lattice, detailing of framed lower lattice, and position and spacing of intermediate posts and end posts at the railings/balustrade.

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

1. More detailed drawings on the railing, lattice, how the privacy lattice will be attached, wood posts and spacing of each and other related dimensions and materials.

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

## 21 Lincoln Street

### Benjamin and Diane Preston

Vice Chair Githens called for the application, which is a return from last month. Diane Preston, Owner, and Mark Bess, Architect, presented the application to the Commission, which includes adding a deck and patio with a hot tub at the rear and continuing it around to the side and connecting with the front porch. A portion shall be covered with a porch roof matching the main house and a new pergola toward the rear. In response to the HPCs comments on the application made last month for this project, the design has been changed to create a more seamless appearance at the side elevation including in the material choices. Focusing on the changes, Mr. McMahon expressed concern about the jutting out of the stucco section, but it was noted this feature is set back on the property. After some discussion, it was determined the projection could be reduced. There was a question about the balusters, which are to match the main house. Mr. McMahon wanted to know if they are replicating the existing columns; Architect noted they would be similar but not necessarily identical. HPC would like a cut sheet on the choice of column for review. There was a discussion on the detailing of the roof over the porch extension. The question at the last meeting was how the two roofs were to join each other; the plan is to remove the existing roof, check the condition of the existing rafters, reframe where needed, and construct a new roof essentially extending the existing roof and continuing the built-in gutter, add an outlet bringing it underground to a dry well in the side yard; and match the detailing of the existing roof line in all aspects. One aspect of the project that was discussed was distinguishing the new from the old given the importance of the house, as a Stanford White design, one way to do that was to distinguish the beaded board ceiling within the porch with either a change in director or a simple trim piece.

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

1. Provide a cut sheet on the proposed columns.
2. The depth of the grill area should be reduced by one foot.
3. Note how the roof will be constructed per the discussions and its appearance so it matches the existing including the built-in gutter.
4. Note the location of the leaders on the drawings.

5. Add a trim board at the ceiling to differentiate old from new.
6. Note on the drawings those features that are to match existing.

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

## 68 Forest Avenue

### Peter Wagner and Kristen Carlberge

Vice Chair Githens called for the application. Peter Wagner, Owner, and Karin Robinson, Architect, presented the application, which includes converting an existing second floor sunroom to a bathroom which will require changes to windows at the front and end walls. At the front, the two openings will be made larger by lowering the wood sills and patching the wood shingles around it. The windows will be SDL in a 6-over-6 pattern. The side elevation will include removing one window and the opening infilled with wood shingles to match. Additional information was provided on how the roof over the one-story section will be applied to the two windows with the lower sills on the front.

On a motion by Mr. McMahon, seconded by Mr. Darby, the application was approved with the following conditions.

1. Provide a cut sheet for the new window.

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

## 127 Hillside Avenue

### Michael and Jody Stigliano

Vice Chair Githens called for the application. Michael Stigliano, Owner, and Hayk Ekshian, Architect, appeared before the Commission to present the application, which includes enclosing an existing deck at the rear of the house and adding a three-season sun room. The existing deck structure will be reused except for the supports, which will be larger and clad with red brick. The doors are two-panel fiberglass and the windows will also be Marvin and made of fiberglass. The siding will match the existing and there will be a new red brick chimney. HPC noted that the drawings are small scale making it difficult to read the notes; Architect clarified that most of the finishes will be to match existing. The door should have a transom. HPC questioned the red brick to match the existing and that the mortar should also match the main building. The stair and railings are staying and not changing. The lattice should be framed. HPC questioned the 18" piers when the piers at the front porch are 12" square and how the round sonotubes would be clad with brick. HPC asked about the window configuration as they are taller than at the main house; Architect noted they wanted more light since it is a sun room. The window sills do not appear to align with the existing bay at the main house and should align. The trim should also match the existing. HPC also asked about the

gutters; Owner noted the current gutters are built-in so the new gutters will be 5" aluminum hung gutters. HPC also noted the roof overhang and soffit should match the existing.

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

1. The pier size and width to match piers at the front porch.
2. There should be a transom over the new door that faces the street.
3. The lattice should be framed.
4. The siding shall match existing; note the drawings accordingly.
5. The mortar color at the piers shall match the front porch.
6. The sills of all the new windows are to align.
7. The trim above the windows and overhang are to match existing at the bay.

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

*Lynn Vande Stouwe joined the meeting.*

## **50 Douglas Road**

### **Ian and Rebecca Peterson**

Vice Chair Githens called for the application. Ian Peterson, Owner, and Edward Diaz, Contractor, presented the application, which includes installing a new retaining wall at the corner of Douglas Road and Lincoln Street with new stairs and landings to align with the front door along Douglas Road. The HPC members were generally fine with the concept of a front retaining wall but had numerous concerns and questions on the materials and detailing. HPC noted the lack of a drawing for the proposed wall is a problem. There are currently two stairs where the proposed design reduces the stairs to one and to have it align with the stair to the front porch. The stairs have to be eight steps because the wall is going to be between 3 and 4 feet tall. The HPC questioned how they determined to end the retaining wall; Owner had additional images and explained how the wall will be tapered and the driveway will be better defined with Belgian block. HPC noted the Owner/Contractor will need to provide a plan and an elevation showing how it will be detailed, ended, height, etc. There was a question on how the corner of Lincoln and Douglas will be defined; Owner noted it will be rounded. There was also an extensive discussion on the material choices. What is proposed is a stacked man-made stone. Brick was proposed by the HPC since the main house has a brick foundation or brownstone has been used in the area; however, the Owner does not want to use brick as they do not like the look. Owner will look into other material options with a closer appearance to natural stone. HPC questioned whether the steps will be made of the same materials; the Owner clarified they would be. Contractor will provide photographs of a similar wall he worked on previously; images or an address that the members can review were requested. The drawings should show the plan with dimensions, elevations, detailing of the steps, how the corner will be treated and how each end will be treated.

Owner withdrew the application.

## 9 Appleton Road

### Barbara Magrath

Vice Chair Githens called for the application. Barbara Magrath, Owner, and Gene Boland, friend, appeared before the Commission to present the application, which includes enclosing a back porch and converting it to a half bath including a new foundation covered with lattice. The HPC discussed and clarified the plans which includes carrying the existing siding from the main house (there should not be a corner board), and the new foundation to be concrete covered with the lattice between the old piers. Owner should update the drawings prior to submission for permits to incorporate the comments made by the HPC.

On a motion by Ms. Vande Stouwe, seconded by Mr. Darby, the application was approved with the following condition and the drawings updated to reflect same:

1. The siding is to match the existing.
2. Foundation to be covered with framed lattice.
3. The siding to be mitered to match main house at the corner.

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

*Geoffrey Darby recused himself from the next application.*

## 240 Ridgewood Avenue

### Glen Ridge Public Library

Vice Chair Githens called for the application. Jennifer Breuer, Library Director, and Dan Kopec, Architect, reviewed the design to expand the Glen Ridge Public Library. Ms. Breuer reviewed the state grant that will be available soon to help fund library renovations and expansions. The Library Board undertook a study to determine the needs of the library which include after-hour pick-up, additional restroom facilities, and other additional spaces to support the mission. Mr. Kopec noted that the documents are feasibility study drawings, have been presented to the Planning Board for their approval and the Library Board is now seeking concept approval for the design. The addition shall be placed on the north side of the building in the location of the current mechanical enclosure. It will include a full basement and a ground floor with the roof space used for mechanical equipment. A parapet will be used to screen the equipment. The fenestration was explained where there would be none on the street side, and an entrance on the north side which would be barrier-free accessible. This second entrance would allow for after-hour lockers to be able to get access to books only; safety and security are always a strong consideration. Mr. Kopec thought the addition should be deferential to the main complex similar to the 1990s addition. Mr. Connolly asked about the second means of egress stair, which was an addition and noted the two elements conflict with one another, especially the sloping roof of the stair. Mr. Connolly wondered if the roof of the stair could be modified to work better with the new addition. Mr. Grisafi thought that the parapet should be more detailed than indicated so there is a strong cap, mid-point and base and that as it is it appears more institutional. Also, why is there no fenestration on the east elevation? Mr. Kopec could look into adding a window and will look at the parapet but does not want to invent a new feature for the top of the parapet. Ms. Githens suggested when

looking at the stair roof to also look at the treatment of the parapet. Ms. Breuer noted the grant is looking to document the project has gone through the process of its historic preservation approvals. There was further discussion about the treatment of the parapet including a distinction on whether the addition should be more modern in appearance than the original library. Mr. Kopec noted that the Planning Board requested more information on the proposed lighting especially as this will be an area approached in the evening on a regular basis but should also consider lighting levels to neighbors and the light visibility from the street.

On a motion by Mr. Grisafi, seconded by Ms. Vande Stouwe, the application was approved in concept including the massing and material with the following conditions.

1. The Architect should resolve the roofline and fenestration.
2. The plan should consider integrating the stair and resolving the roof of that component with the new addition.

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

*Geoffrey Darby returned to the meeting.*

### **Public Comment**

Mr. Kopec and the HPC discussed the street lighting that was installed at the Montclair Office Building (MOB) site on Baldwin and how the HPC did not review/have authority and the lighting does not fit within the neighborhood.

### **Adoption of the September 4, 2019 Minutes**

On a motion by Mr. Grisafi, seconded by Mr. Darby, the minutes of the September 4, 2019 meeting were adopted.

### **Subcommittee Reports**

**Central School** – HPC subcommittee is awaiting the mortar mock-up; the wood fencing enclosure and window shop drawings were approved by subcommittee. The wood fencing will be cedar with horizontal lattice with the posts on the inside face of the fence. HPC presumes that the BOE takes responsibility for fence safety and the wood fence will not be climbable.

**Linden Avenue School** – The chiller unit is to be placed to the rear of the addition and enclosed by the same metal fencing as around the switch box unit.

**Nursing School property** – HPC subcommittee reviewed the paving and fencing. The juxtaposition of the metal fencing and wood bumpers are not ideal but required by code.

**2 Roswell Terrace** – The drawings were updated and approved by subcommittee.

### **Old Business**

None; refer to subcommittee reports for Board of Education projects.

**New Business**

HPC Continuing Education is scheduled for 6:30 pm, November 6, 2019 before the next meeting.

**Adjournment**

On a motion by Ms. Vande Stouwe, seconded by Mr. Grisafi, the meeting was adjourned.

The minutes were prepared based on notes prepared by Thomas B. Connolly and the recorded minutes of the meeting.

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC