

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

November 6, 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
Vande Stouwe

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: McMahon
Switzer

Introduction and Hearing of the Applications

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

**50 Douglas Road
Rebecca Peterson**

Chair Herrigel called for the application. Edward Diaz, Contractor, appeared before the Commission to present the application on behalf of the Owner. The work includes installation of a natural stone retaining wall three feet high and 180 feet long; the wall will be 70 feet long on Lincoln Street and 105 feet on Douglas Road. The stairs will be set perpendicular to the house and will have bluestone treads and two piers to either side of the stairs. The stone will be a mix of large stones, dry laid in a gray-brown color range. The cap at the pier will be 2 ½-inches deep and the piers will be two-feet wide. The HPC noted that several of the issues noted as part of last month's application have been resolved including the treatment of the corner, which will be rounded, the tapering of the stone into grade at each end of the wall, and the material choice.

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

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

Andrew Grisafi recused himself from the next application.

431 Ridgewood Avenue Kevin and Melissa Woertz

Chair Herrigel called for the application. Melissa Woertz, Owner, and Jonathan Pearlman, Architect, appeared before the commission to present the application to rebuild the existing garage, which lacks a proper foundation and one half of the garage is not usable due to a stair that accesses the second floor placed within one of the garage bays. The proposed plans include raising the garage about a foot on a proper foundation, relocating the stair to an extension with a cross gable roof, new painted wood windows, unifying the windows, matching the eave and roof of main at the extension, and installing one big door within the two-car opening. The HPC noted the windows do not note that the muntins will be SDL; Architect will update drawings. HPC asked about the hood over the existing door; this will be removed and a new pent roof to match the one over the garage door openings will be installed over the opening to the stair extension. HPC had a discussion about the large garage door. The HPCs preference is for one door but for it to appear as two doors.

On a motion by Ms. Githens, seconded by Ms. Moriarty, the application was approved with the following condition to be reviewed by subcommittee.

1. Provide options for the door configuration that appears as two separate doors rather than a single slab. The information should include the door material.

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

Andrew Grisafi returned to the meeting.

28 Willow Street Erin and Eric Stievator

Chair Herrigel called for the application. Eric Stievator, Owner, and Karin Robinson, Architect, presented the application to expand an existing dormer at the rear of the house in order to enlarge existing bedroom. The dormer will be set in from the side wall on each side 1'-3" so it will continue to read as a dormer. This work will also include adding a window on the driveway side of the main house. The dormer detailing will match the front including shingle siding. HPC noted that the project solves a problem at the rear elevation. The following condition was noted that the existing windows have been replaced with vinyl where the new windows will be wood.

On a motion by Mr. Grisafi, seconded by Ms. Vande Stouwe, the application was approved with the following condition.

1. Update the drawings to state the siding, window trim, and sill are to match the existing.

Darby	Yes	Githens	Yes	Herrigel	Yes
McMahon	Absent	Switzer	Absent	Vande Stouwe	Yes

		Moriarty (Alt. 1)	Yes	Grisafi (Alt. 2)	Yes
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Lynne Vande Stouwe recused herself from the next application.

78 Ridgewood Avenue

Michael Sanzone and Mark Robertson

Chair Herrigel called for the application. Michael Sanzone, Owner, and Sigrid Morgan, Landscape Architect, appeared before the Commission to present the application, which includes installing a fieldstone fireplace in the rear/side yard and installing a pergola with built-in seating at the rear. Ms. Morgan explained the various aspects of the project including the relationship of stone and stucco-clad portions of wall, and overall height, about 6 feet with a maximum depth of 2'-9". The length of the wall will be set perpendicular to the street. The pergola with built-in seating will be set almost entirely behind the house and one-story porch extension; the seating will be similar to the stone of the fireplace. The HPC discussed at length the details of the proposal to gain an understanding of this new structure and its relationship to the street, main house and existing carriage house. All were in agreement that the fireplace is essentially a big wall. Mr. Grisafi felt that it would radically change the sightlines of the property to the street and possibly mask the carriage house. The house was constructed recently after a fire so it is a non-contributing resource in the district but the carriage house is older and may a contributing resource. Chair Herrigel said the fireplace wall does not interrupt the view of the carriage house. Most of the committee members were in agreement with this statement, but conceded it will be a large wall nonetheless.

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

1. Provide more detail on the wall material and the setting of the stone from the options provided as part of the application.

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

Lynn Vande Stouwe returned to the meeting.

Warming Huts at Clay Fields

Borough of Glen Ridge

Chair Herrigel called for the application. Margaret M. Hickey, Consultant, presented the application on behalf of the Borough of Glen Ridge, which includes accepting a warming hut for the clay fields that is being donated from a similar site in Vermont. Ms. Hickey showed the previously approved warming hut for comparison; the cost of the original design was over \$300,000 so not within budget. Per the Borough's direction, this building will be donated as-is but will be painted. The HPC had numerous questions about how the building will be accessed and sited so the members were all in agreement to accepting this donation but requested more information on the site plan and to be given the opportunity to review and approve that aspect of the project.

Public Comment

None.

Adoption of the October 2, 2019 Minutes

The minutes will be voted on at the next meeting.

Subcommittee Reports

Central School – HPC subcommittee is still awaiting the mortar mock-up. Mr. Grisafi expressed concern about the progress on the windows because there are new windows set against existing windows, which does not look correct. Ms. Hickey noted she will inquire as to why the work is progressing in this manner.

Forest Avenue School – There was a slight adjustment to the placement of the unit on the roof; this change was reviewed and approved by subcommittee.

21 Lincoln Road – The HPC subcommittee reviewed the updated drawings and had one request, incorporate a detail of the existing built-in gutter, which the Architect is to provide.

127 Hillside Avenue – The revised drawings for this deck project were reviewed and approved by subcommittee.

14 Clinton Road – The drawings were updated with a summary of the details provided to subcommittee and approved.

Old Business

HPC Consultant provided continuing education to HPC Commissioners prior to the meeting; the discussions focused on the application of the *Standards* with a focus on slate and tile roofing, additions, and new construction.

New Business

HPC asked the Consultant to look into two actions for the next few months:

1. Preparation of design guidelines for the installation of solar panels beyond the current guidance on the rear side of the roof. Ms. Hickey will look into possibly pursuing a CLG grant for such set of guidelines.
2. Development of a public workshop aimed at local residents in the preservation of slate roofs, windows, and exterior siding and trim to focus on repair rather than replacement.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC