

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

December 4, 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
McMahon
Moriarty
Switzer
Vande Stouwe

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Grisafi

Introduction and Hearing of the Applications

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

52 Clark Street

Jeff Kogan

Chair Herrigel called for the application. Jeff Kogan, Owner, and Karin Robinson, Architect, appeared before the Commission to present the application for a new car port where a garage was formerly located. The car port is sized for two cars and to be as open as possible to minimize the massing. It will be located along Thomas Street. Compared to the original garage, it will be closer to the street by two feet, remain in the same position along the rear property line, and the stand of trees along the property line will be maintained. The size as noted on the plans is 22 feet wide by 25 feet deep, it is of post and beam construction stained black and all of the exposed fasteners will be painted black. The little bit of shingle used at the gable ends will be left natural to weather on their own similar to the main house. The HPC discussed the detailing of the garage including the lighting. There was a concern by Ms. Moriarty about the garage being a place to store items making it unsightly over time; the Owner noted there is a problem with theft so all of their stored items, such as lawn mowers, etc. are in the basement and were there when was a garage on site.

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

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

442 Ridgewood Avenue

Alicia Dee

Chair Herrigel called for the application. Jane Dee, Owner, and Erik Shultz, Architect, appeared before the commission to present the application to improve the kitchen and convert an existing garage to living space including adding a patio toward Tuxedo and a mud room. No work is proposed for the second floor. A one-story extension will be added, it will have a flat roof with columns at the first floor and a balustrade at the flat roof matching the front porch. Some of the openings at the center section between the main house and garage addition will require modification. All detailing of the new work will match the main house. All of the windows were previously replaced with vinyl and the Owner would like to use the same windows in the new addition. HPC noted that any new windows or doors as part of the addition/modifications need to be either composite or wood because vinyl cannot achieve the same detailing as wood windows. There are some drawing inconsistencies that need to be addressed; the drawings need to be more specific about what the new work is going to match.

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

1. Windows and doors to be composite or wood.
2. The shutters are to match the existing including mounting.
3. The columns are to match those at the front porch.
4. The foundation is to match the existing.
5. The siding needs to be better specified on the drawings.
6. Note the railing materials.

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

26 Old Oak Road

Paul and Kathleen Marhan

Chair Herrigel called for the application. Paul and Kathleen Marhan, Owners, and Jonathan Perlstein, Architect, presented the application to add ten feet to the rear of an old garage that was previously converted to a family room and relocate the kitchen to this area and within the proposed extension. The work includes adding an entry to the old garage of the 1930 Georgian Revival residence. Each of the three bays is treated slightly differently: the first bay is a blind brick with lattice in front and a knee wall of brick with bluestone cap; the center bay would be a multi-light door (choices given) with sidelights; and the third bay would contain the windows from the second bay. The roof over the third bay would be a low-slope. Some

members of the HPC noted that the massing was good and what is proposed is an elegant solution with a nice attention to detail. There were some discussions/concerns on the detailing, such as the need to extend the copper gutter onto the addition and the drawings should show where the downspouts are to be placed. There was extensive discussion about balance and symmetry (or lack thereof) in the composition for the three bays; some members felt the trellis bay potentially breaks the rhythm of the the window/door bays. The question was posed on whether the first bay should be a shadow box of windows rather than the lattice. The preference for a 12-light door was made as it works better with the windows.

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

1. Of the two options for the door configuration, the HPC recommends the 12-light door.
2. Provide a cut sheet for the door.
3. Show the location of the downspout/lighting locations.
4. Show the carrying of the copper gutter.

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

Lynne Vande Stouwe recused herself from the next application.

350 Ridgewood Avenue

Nicole and Michael Quinn

Chair Herrigel called for the application. Nicole and Michael Quinn, Owners, and Val DiGiacinto, Architect, appeared before the Commission to present the application, which includes extending the existing porch and connecting with the rear yard including enclosing the existing firepit. The detailing of the extended porch shall match the original porch including brick piers, railings and balusters, and roof and roof overhang detailing. The columns at the front and back of the extension do not align but those at the front will match the spacing of the original porch as much as possible. HPC members noted that the drawings should indicate the features that are to match the original and the columns to be a paintable material matching the original.

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

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

Lynn Vande Stouwe returned to the meeting.

27 Woodland Avenue

Liane Fisher

Chair Herrigel called for the application. Liane Fisher, Owner, and Val DiGiacinto, Architect, presented the application, which includes a two-story addition at the side of the house to extend the kitchen and create a music room on the first floor and create a master bedroom suite on the second floor. This will require removing the existing side porch. The work also includes creating a raised deck at the rear of the house and changing an exterior vestibule on the opposite side of the where the extension is going. The existing chimney is to be removed but a false chimney will be installed at the roofline. The new addition is to match the existing in all details including scaling down the corbel brackets. The front stoop, which is in poor condition, will be reconstructed with brick. The railings at the front and side porch are to match. The HPC had some questions about the height of the windows and that the railings should also match the front railings at the rear deck.

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

1. Add a note to the drawing that railings are to match front and back.

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

26 Appleton Road

David and Anca Maiotti

Chair Herrigel called for the application. David Maiotti, Owner, and Chester Celmersowski, Architect, presented the application to extend an existing garage one and a half bays and rebuild and reconfigure an existing deck. Each project components was addressed separately by the HPC The garage shall match the siding at the main house including with wood soffits (the drawings note vinyl). The Owner provided a cut sheet on the door proposed to be used. The HPC discussed at length the width of the garage being two bays wide on a relatively small lot.

On a motion by Mr. Darby, seconded by Mr. McMahon, the application for the garage expansion was approved as submitted with the following conditions.

1. Remove notes on vinyl siding from the drawings.
2. Approved the garage door that was provided as supplemental materials.
3. If there is a change in the garage door, it must be reviewed and approved by subcommittee.

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

The deck currently in place was poorly constructed. The view of the street will be minimal and the Architect provided a cut sheet on the railing and newel posts proposed for use (which differ from those shown on the drawings); proposed will be composite material with metal balusters. HPC noted that the drawings should be updated to reflect the cut sheet.

On a motion by Mr. Darby, seconded by Mr. McMahon, the application for the rear deck and railing was approved as submitted with the following condition.

1. The drawings are to be updated to reflect the railing as noted on the Trex cut for configuration CB-5.

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

Public Comment

None.

Adoption of the October 2, 2019 and November 6, 2019 Minutes

On a motion by Ms. Githens and seconded by Mr. Darby, (Mr. Switzer abstained) the minutes were approved with the condition they be given a second review to pick up any minor typographical errors.

Subcommittee Reports

Central School – HP Consultant is working with Contractor and Architect on the mortar; reviewed another mock-up which was much closer but the aggregate is still not correct. Ms. Hickey also noted that work is progressing very slowly at the school because the Contractor is limited on their work hours due to school in operation.

78 Ridgewood Avenue – The subcommittee reviewed the stonework proposed and it was approved by a 2-1 vote.

21 Lincoln Road – The detail of the built-in gutter was reviewed and incorporated into the drawings.

Old Business

- HPC Consultant reached out to the SHPO about using CLG funding for specific guidelines for solar panels but because the Borough does not have established design guidelines for all aspects of the district that meet the SHPOs criteria, the SHPO recommends applying for funding for a full set of guidelines that include addressing solar panels. The SHPO noted that Cape May recently updated their guidelines for solar panels but Ms. Hickey noted their regulations did not go far enough in guiding the HPC and homeowners in actual inclusion of solar panels in the district. The CLG application is due January 21, 2020. There is no match; maximum request is \$24,999;

Ms. Hickey suspects the cost may be a bit higher given the complexity of the district and will inquire if the Borough would be willing to fund any overage.

- HPC Consultant has also started putting together the Homeowner Workshop planned for late March. Ms. Hickey has reached out to a local contractor that specializes in the restoration of wood windows and using wood trim and siding and he is willing to participate. The other would be a roofer that specializes in slate, tile and metal roofs who can speak about maintenance and cost ramifications. A date for the event will be established after the Borough sets the calendar for 2020.

New Business

There are three items of new business.

1. A homeowner made a comment about the use of LED lighting within the Borough, how harsh the lighting levels are, and inquired as to how much authority HPC has to address the issue.
2. Eric DeLine the new Director of Planning and Development has been invited to the January 8, 2020 meeting to make introductions and to discuss the public comments on the Historic Preservation Element within the Master Plan Update. Because the January meeting is longer than typical with new year business, Ms. Hickey proposed starting the meeting at 7:00 pm so the application presentations can begin as close to 7:30 pm as possible.
3. The HPC is lacking a commission member and the mayor has expressed a preference for an architect that lives in town. An e-mail has been circulated internally on two potential candidates that Ms. Hickey will share with Chair Herrigel so this issue can be moved to the next level.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC