

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

February 5, 2020

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
Switzer¹

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Grisafi
Vande Stouwe

Introduction and Hearing of the Applications

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

164 Carteret Street

W. Bros. Construction

Chair Herrigel called for the application. Milton Murocho, Owner, and Yuval Wellisch, Architect, presented the application which is a continuation from the January 2020 HPC meeting. Mr. Wellisch reviewed the changes made to the design based on the HPCs comments at the previous meeting including: removed the upper gable at dormer; changed the windows to Fibrex or equal; retained the proposed gable at the porch; retained the existing shingles/siding relationship at the body of the building; retained the existing hood over the side entrance door; maintained the fenestration on the east elevation; and corrected the drawings to show the basement fenestration. The HPC members had a number of questions regarding the details. The material of the shakes should be wood and noted on the drawings. Architect/Owner shall provide a cut sheet on the windows proposed to be used. The fireplace will be a direct vent, so a cut sheet needs to be provided and the vent indicated on the elevations. The Hardie Board should be the smooth side. The Architect also presented the redesign for the garage and the only comment was the keystone over the door should be removed as it does not work

¹ Mr. Switzer arrived just after the first application started to be presented.

with the existing architecture and it was clarified the garage shall have the same siding at the main house.

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

1. Hardie board or similar siding with smooth side.
2. Wood lattice shall be framed.
3. Vent at fireplace shall be shown on the elevations.
4. The shakes shall be wood, not vinyl.
5. The material of the railings should be noted.
6. The newel for the stair should sit on the last step.
7. The garage should not show a keystone over the door.

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

34 Forest Avenue

Tyrone and Alexandria Barnes

Chair Herrigel called for the application. Tyrone Barnes, Owner, and Rob Forbes, Architect, appeared before the commission to present the application to extend to the rear a one-story addition and relocate two windows on the second floor on the left side elevation to accommodate changes to the master bedroom. The one-story addition will be clad with shingles similar to the main house at the second floor, have a hip roof clad with asphalt shingles, and fenestration as shown on the drawings with Pella architectural series windows. One window on the right side of the house will be removed and the brick pulled from the rear where the new addition is going will be used to infill the opening including the mortar (contractor to provide a mock-up panel for the mortar). Where the windows are relocated, the siding will be patched in-kind. HPC discussed the addition, its features with regard to massing and materials, and the procedure for matching the brick at the infill in-kind.

On a motion by Mr. McMahon, seconded by Mr. Switzer, the application was approved as drawn with two minor notes/modifications to be indicated on the permit submission:

1. A/E shall confirm brick/mortar match through a mock-up process.
2. A note should be added that power is being placed underground.

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

21 Mitchell Place

AD Properties Corp.

Chair Herrigel called for the application. Michael Ponce, Owner, and John Monchak, Architect presented the application to add a one-and-one-half story addition over the existing first floor to the rear of the house. For this property, based on its position at a corner, all sides are visible from the street. The work is limited to the rear at the second and attic levels and includes enclosing an existing one-story porch at the first-floor rear. The work includes adding a master bedroom on the second floor, a half bath on the first floor, and small bedrooms at the attic level. There are no changes to the front other than the replacement of the slate roof. All windows are to be Pella architectural series. The HPC members' discussion focused on the massing of the addition and the relationship of all of the roofs to the existing roofs at the rear and noted issues with the dormer detailing. Further discussions on roof alignment, the placement of the windows, and the transitions between the existing building and the addition indicated the design features were not fully resolved in order to garner HPC approval. The HPC members noted a distinct sensitivity to the slate roofs in town and that their loss is a major concern. Furthermore, the members found the assessment of the existing slate was not thorough enough to warrant a recommendation of full replacement. Owner was proposing an alternative asphalt material to the slate that would look like slate; HPC noted that they would need to see a sample of the product if they were to consider it. Other comments included the railings will need to be detailed on the drawings.

This application will be continued to the next meeting.

78 Ridgewood Avenue

Michael Sanzone and Mark Robertson

Chair Herrigel called for the application. Mark Robertson, Owner, and Elise Blatt, Architect, appeared before the Commission to present the application, which includes adding a one-story porte cochere to the right side of the house while retaining an existing mud room. The garage is set at the rear of the property and not practically located for daily use. The porte cochere will serve as a covered parking area and it is where the owners currently park. The design of the porte cochere looked to the existing porches and historical precedent. The Architect noted the detailing of the proposed porte cochere picks up the same detailing of the overhangs/cornice entablature at the main house including the railings from the porch at the other end of the house. The HPC members discussed some of the detailing, such as how the proposed roof balustrade will work with the existing roof at the mud room; the material of the water table should be noted on the drawings; and the overall height of the structure. There was a discussion on the purpose of the roof balustrade along the roofline and whether the historical precedent examples provided confirm that porte cocheres located on a side elevation typically included a roof balustrade and whether the balustrade made the porte cochere too prominent.

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

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

On a second motion by Ms. Githens, seconded by Ms. Moriarty, the application was approved as drawn with the option of construction without a roof balustrade of the proposed porte cochere.

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

Public Comment

None.

Adoption of January 8, 2020 Meeting Minutes: Postponed until the next meeting.

Subcommittee Reports

78 Ridgewood Avenue: The subcommittee approved a change from stone to brick to match the foundation for the new fireplace and wall.

Old Business

- Design Guidelines:
 - A CLG grant application was submitted to the NJHPO on January 21, 2020.
- Homeowner Workshop:
 - HP Consultant has commitments from a finish carpentry contractor and a roofing contractor to participate in the workshop. Consultant is to work on an agenda and possible meeting dates for early April.

New Business

- None.

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