

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

March 4, 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
Vande Stouwe¹

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Grisafi
Switzer

Introduction and Hearing of the Applications

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

**498 Ridgewood Avenue
Asif Ahmed**

Chair Herrigel called for the application. Mina Greiss, Contractor, presented the application on behalf of the Owner; the application is a continuation from the January 2020 HPC meeting. The scope of work has been reduced to a front porch with a simple railing at the rear and adding windows over the garage at the rear. The plan is to retain and repair the roof overhang, the existing siding, and the existing windows. The HPC noted they would need details on the columns proposed for the front porch, the specifications on any new windows and doors, and the railing assembly proposed for the rear. The drawings do not indicate how the gutter at the porch will be addressed and how the leaders from the main roof will be treated when they hit the porch roof. The roof return at the porch should also mimic that of the main roof.

On a motion by Ms. Githens, seconded by Mr. Darby, the application was approved with the following conditions to be reviewed by subcommittee and/or the HPC consultant as warranted.

¹ Arrived a little late to the meeting but did not miss any application presentations.

1. Drawings shall indicate gutter at upper roof and front porch and how the leaders are to be addressed.
2. Provide cut sheets for the porch columns.
3. Add detail to the drawing for the gable return at porch.
4. Cut sheet for the rear and front doors.
5. Cut sheets for any new replacement windows.
6. Detailing of the railing: posts/balusters/top and bottom railing materials.

Darby	Yes	Githens	Yes	Herrigel	Yes
McMahon	Yes	Switzer	Absent	Vande Stouwe	Yes
		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 revised application (a continuation of the February 2020 HPC meeting) for a one-and-one-half-story addition over the first floor at the rear and explained the changes made based on the HPCs comments at their February 2020 meeting. The architect explained the changes to the design: changed the rear roofs to shed roofs with slopes mirroring the existing shed roofs; maintained no changes to the front of the house; pulled back the expansion at the attic level two feet and the dormer has the same pitch as the existing smaller dormer; the gable sides are being maintained; the roofs retain the slope at the second floor but break the slope to a slightly less pitched roof at the rear; trim to match existing; maintains the step down/narrowing of the roofs/overhangs; windows shall have historic sills; the first floor overhang is continued; changed the windows to double-hung; and the slate roof will be retained reusing the slate where removed to construct the rear addition except there will not be enough slate for the third floor roofs, which will be asphalt and not highly visible given their slope and height. HPC noted that the massing and detailing of the addition are much improved, clarified the windows will be Pella architectural series, and the trim is to match existing. HPC also noted they appreciate the effort of the Owner to preserve the slate roofing.

On a motion by Ms. Githens, seconded by Mr. McMahon, the application was approved as submitted with the following changes to the drawings reviewed by the HPC consultant:

1. Reuse of slate roofing at the additions at the second-floor level and asphalt at the third-floor roof.

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

Mr. Darby and Mr. Herrigel recused themselves from the next application.

240 Ridgewood Avenue Glen Ridge Public Library

Vice Chair Githens called for the application. Jennifer Brewer, Agent of the Owner, and Dan Kopec, Architect, presented the application to construct an enclosure to house pick-up lockers to allow for residents to order books and pick them up after the library is closed. The enclosure, 10 feet wide by 5 feet deep, will be placed at the front patio area of the library building within the north side retaining wall area cutting into the existing berm; the retaining walls will be rebuilt. The enclosure picks up the detailing of the door surround at the library, will be of cast stone, and partially open on two sides and fully open on one to gain access. It is sized to hold 45 lockers (3 large units of 15 spots) but also so the library could add a fourth unit if needed. The lighting will be tucked up inside the ceiling and set on a motion sensor or similar device. The HPC discussed the proposed design and placement of the enclosure and the need for the lockers but noted that the applicant will need to provide cut sheets on the materials for the enclosure, the lighting and other details before final approval.

On a motion by Ms. Moriarty, seconded by Ms. Vande Stouwe, the application was accepted based on the initial plans to be provided with final plans to be reviewed and approved by subcommittee.

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

Mr. Darby and Mr. Herrigel returned to the meeting.

81 Baldwin Street David and Elizabeth Rice

Chair Herrigel called for the application. Elizabeth and David Rice, Owners, presented the application to add a roof overhang at their front porch to protect their stairs and entrance. The overhang will be an A-frame supported by brackets set 8-feet apart. The landing is four feet deep so the projection on the overhang will be about 3-feet deep. HPC noted that the contractor will have to provide a sketch with dimensions and materials. HPC noted that the trim around the overhang and at the gable end should match that of the dormer. The drawings should also indicate the light to be installed in the ceiling of the overhang.

On a motion by Mr. Darby, seconded by Ms. Githens, the application was approved in concept with drawings indicating dimensions and materials and to be reviewed by subcommittee.

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

205 Hillside Avenue**Dorina Amoroso**

Chair Herrigel called for the application. Dorina Amoroso, Owner, and Dan Dunsich, Architect, presented the application to place solar panels on the rear side of the roofs and to place them so they are not visible from the street. The architect noted the placement of each of the panels and the two electrical pieces of equipment on the driveway-side elevation. Architect noted that the panels are rail-less and therefore shallower than a typical panel application. HPC discussed the offsets from the roof edges so the panels are not visible from the street.

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

1. The solar panels shall be centered on the roof and Drawing PV3 revised; and
2. The dimensions of the heights of the panels shall be accurately drawn on Drawing PV1.

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

Chair Herrigel recused himself from the next application.

137 Midland Avenue**Susan and Brandon Pracht**

Vice Chair Githens called for the next application. Dan Kopec, Architect, presented the application to construct a one-story rear addition the full width on the south elevation. The return corner board at the south edge to be retained. The north side marries to the existing side addition. All detailing, siding, corner boards, etc. to match existing. The new foundation will be cement parging in brownstone color to match stone of foundation at main house.

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

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

Chair Herrigel returned to the meeting.

15 Rudd Court**Meagan and Jeffrey Larkins**

Chair Herrigel called for the application. Jeffrey Larkins, Owner, and Val DiGiacinto, Architect, presented the application for a two-story addition on the right side of the house and a one-story addition at the rear. The existing aluminum siding will be removed at the upper section of the house and any new siding will match the underlying siding and the lower section will be finished with stucco to match the existing at the two-story section and one-story addition. The roof of the one-story addition is to match the slope of the dormers. The windows are to be

wood and to match the existing casing. Mr. Darby questioned if the character of the house will be changed with such a prominent addition especially as it sits next to its almost twin that has not been radically modified. Mr. Darby was concerned about setting a poor historical precedent. Although he believes the solution is pleasant there remains a concern as to the impact on the streetscape.

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

1. Add a note to the drawing that all wood trim to match the existing.

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

158 Carteret Street

Chad and Emily Johnson

Chair Herrigel called for the application. Chad Johnson, Owner, and Will Hiddlay, Architect, presented the application, which includes adding a two-story addition to the west side and a rear second story. Owner noted that they love the architecture of the house and want to retain the features in any addition. Architect noted that the second floor guided the extent of the addition and that the hip roof is a critical feature to carry over and to help reduce the massing. The intent is for the second-floor rear addition to sit on top of the first and the additions are to carry the detailing of the remainder of the house. The siding and trim are currently masked by asbestos siding and the detailing of the addition will match the underlying siding so when the siding on the main house is removed (in the future) everything works together. The windows at the front will be changed to match the addition with changes to the remainder of the house not at this time. New windows will be Pella architectural series in wood. Where egress is required, casement sashes will be used that are detailed to look like a double-hung window. HPC noted the rear addition at the second floor has a long expanse of no windows but other members noted this would not be readily visible and the stair window breaks up the facade. There was discussion about next steps regarding determining what kind of siding is under the existing. HPC noted and architect confirmed windows are to have historical sills. HPC discussed whether the massing was appropriate and that the size of the addition did not change the character of the architecture.

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

1. Final decision on choice of siding and trim to be determined once the asbestos siding is removed.
2. The second-floor windows that are needed for egress can be changed to casements to match the detailing of double-hung windows.

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

Public Comment

None.

Adoption of January and February 2020 Meeting Minutes: January meeting minutes prepared by members did not have time to review in detail. Both meeting minutes postponed until the next meeting.

Subcommittee Reports

5 Bay Street: Owner found clapboard siding under wood singles. Subcommittee approved restoring the clapboards.

Glen Ridge Country Club: The Country Club is changing their existing lights in the parking lot. HPC Consultant worked with the club manager to ensure the replacement was one-for-one in terms of fixture head, pole size and use of incandescent bulbs (not LEDs). The final choices were reviewed and approved by subcommittee.

Old Business

- Design Guidelines:
 - A CLG grant application is still pending. We will need to develop a subcommittee to prepare the RFP if a grant is awarded.
- Homeowner Workshop:
 - Tentative date is Thursday, April 2 at 7:00 pm upon confirmation with the contractors.
- Master Plan Element – no submission of draft to date.
- Dan McMahon brought in a corner treatment for the Hardie clapboard siding for members to review.

New Business

- 70 Hawthorne Avenue – HPC received an e-mail that the two gable end windows do not align, HPC Consultant confirmed, and Building Code Official will pursue contractor about the issue.

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