

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

May 6, 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.

This meeting was held via a video conference.

PRESENT: Chair Herrigel
Vice Chair Githens
Darby
Grisafi
McMahon
Moriarty
Switzer
Vande Stouwe

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT:

Introduction and Hearing of the Applications

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

79 Oxford Street

Neil and Elizabeth Rosini

Chair Herrigel called for the application. Neil and Elizabeth Rosini, Owners, presented the application which includes a two-story extension, a scaled-back version of a project that was presented and approved previously. Much of the addition will be concealed by the existing sun room. The HPC members noted that the focus will be on the west elevation and the small area at the front of the addition since they will be partially visible from the street. There were two comments about the windows on the addition at the second floor, the one at the bedroom should be moved in from the corner and there was a question about the height of the window in the proposed bathroom. Owner had no issue with the moving the one window but would prefer to keep the taller window in the bathroom. Mr. McMahon noted that a shortened window indicates the corresponding room but may not really matter in this situation because it is barely visible and the original house supports a number of different window heights/sizes. Mr.

McMahon noted that the addition roof meets the existing roof awkwardly and there is no gable return on the front elevation.

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

1. Move (plus or minus one foot) to the left the far-right window on the second floor at the side elevation.
2. Architect needs to review and resolve the addition roof where it intersects with the existing roof.

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

281 Linden Avenue

Cara and James Killen

Chair Herrigel called for the application. Cara and James Killen, Owners, and Karin Robinson, Architect, presented the project which includes a small porch/breakfast room behind the existing windows on the front elevation. The work includes new base cabinets that requires raising the window sill 8 inches. HPC found no issue with the work but wanted confirmation that the new trim will match the existing including the sill, the shutters will be resized to fit the new window opening, and the infill will be aluminum to match existing; Ms. Robinson clarified and confirmed these details and that the siding will be pulled from an area being worked at on the rear, which is not visible from the street.

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

1. Maintain historic sill under the aluminum siding.
2. Shutters should be reduced in height only.
3. Drawings are to note the trim is to match.

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

Jonathan and Fatima Hertz

117 Clark Street

Chair Herrigel called for the application. Jonathan Hertz, Owner, and Karin Robinson, Architect, presented the application which includes the renovation of an existing kitchen to work properly at the interior; this would require relocation and enlarging two windows at the first-floor side elevation toward the rear. There was extensive discussion regarding the difference between the existing conditions and the work as drawn including but not limited to location of downspout, size of the windows, which are not indicated on the drawings, and what

¹ Ms. Githens internet had been cut off for a portion of this project's discussion and the vote.

happens to the existing vent stack. The HPC members, after some discussion, appeared generally okay with the relocation and sizing of the windows but were concerned about the details and how those details were shown on the drawings. Some members expressed a concern that the proposed would throw the first and second floor windows further out of alignment on a house with mostly aligned fenestration on the other visible elevations.

On a motion by Mr. Grisafi, seconded by Ms. Vande Stouwe, the application was accepted in concept subject to review and approval by subcommittee.

1. Accept the movement of the window and placement to the left of the current position but the drawings must be updated to show size and types of windows, the location of downspouts drawn accurately, and other detailing (existing or proposed) drawn properly.

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

283 Ridgewood Avenue

Paul Giacomini

Chair Herrigel called for the application. Paul Giacomini, Owner, and George Azrak, Architect, presented the application to re-work the dormer at the front second floor by pulling the dormer forward toward the front of the house, and on the north elevation enclosing one window at the kitchen including with new siding to match existing, adding a deck at the rear off the kitchen, and shifting an existing window at the second floor including making it smaller but maintaining it as a double-hung. The dormer would include matching all of the details of the original dormer including its size but pulling it forward to add more space at the interior. Ms. Moriarty noted that the frosted windows in the bathroom/dormer is an issue and questioned the 6-over-1 windows when the original appear to be 1-over-1. There was a question about the size of the windows proposed on the side elevation but it was noted that many of the windows on the house did not match in size. For the rear deck, the railings and framed lattice should be detailed with dimensions.

On a motion by Ms. Githens, seconded by Ms. Moriarty, the application was approved as submitted with the following modifications to be approved by subcommittee:

1. No frosted glass at bathroom window.
2. One-over-one sash and not six-over-one sash.
3. Detail of railing at back shall be included with drawings.
4. Lattice under the deck should be framed.
5. Make sure all of the notes on the drawings are clear.

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

7 Hawthorne Avenue

Joseph and Deborah Gangone

Chair Herrigel called for the application. Joseph and Deborah Gangone, Owners, and Sal Corvino, Architect, presented the application. Also present was Rob Caticelli, Contractor. The work includes enclosing and enlarging an existing breezeway between the main house and garage to include an eat-in area and laundry room. The Architect noted the existing detailing of the main house is to be retained including relocating windows at the side to the addition. Mr. Corvino also explained in more detail, after questions from the HPC members, the proposed window configuration and the type of window, which are to be either wood or composite. The HPC members noted that this is a corner property, the addition would be visible from Hawthorne Avenue only, and the addition was generally in keeping with the scale of the existing house. The Architect clarified there will be no changes to the existing garage roof including keeping the cupola.

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

1. Cupola on garage is to remain;
2. Drawings to note that trim is to match existing;
3. Windows shall be wood SDL/GBD or composite paintable material with cut sheets; if composite is proposed material to be reviewed by subcommittee.

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

227 Ridgewood Avenue – Bank of America (Branch)

Bank of America (Lighting Project)

Chair Herrigel called for the next application. Kimberly Keene, Agent of the Owner and Jake Modestow, Engineer, presented the application which includes replacing existing lights at the bank branch building including adding a new light pole at the front of the building. Mr. Modestow explained the project which includes in-kind replacement of 11 fixtures, adding 4 fixtures and adding one new pole and some landscape modifications to meet bank and state lighting requirements associated with life-safety. There was an extensive discussion about the proposed light levels and color rendering of the LEDs, the choice of fixtures, the choice of light pole and fixture, and the requirements instituted by the state for lighting standards. The bank instituted an audit for the lighting with regard to these standards and failed so they are required to meet the standards as established by the state. Mr. Switzer, based on the submission, noted several concerns regarding the application. The levels proposed are extreme and need reevaluation. The placement of the new pole between two existing poles does not work with the intent of the district; the Owner's Representatives noted that the bank does not control the two existing pole lights so they were not considered in the re-design for the exterior lighting. Given the intensity of the proposed lighting, there is also a concern about lighting spillages to adjacent properties. Overall lighting scheme as presented does not recognize the aesthetic of the district particularly with regard to the lighting fixture choices and proposed lighting levels. Furthermore, no details were provided on how the fixtures at the building are to be attached to the building and the lights chosen for the building are not in keeping with the district.

The HPC members recommended and the Owner's representatives agreed to a continuation of the application next month.

726 Bloomfield Avenue – Bank of America (Drive-thru)

Bank of America (Lighting Project)

Chair Herrigel called for the next application. Nicholas Bianchini, Agent of the Owner, and Jake Modestow, Engineer, presented the application to replace a select number of lighting fixtures in the parking lot of the drive-thru bank and adding lighting to the canopy at the drive-thru. Mr. Modestow summarized the lighting plans and the goal of the project to meet minimum lighting safety requirements at banks. Mr. Switzer noted that the two new pole fixtures selected do not match those that are existing and scheduled remain and that the new fixtures do not match the aesthetic of the historic district. The Owner's agent clarified that the existing fixtures are no longer manufactured so they were unable to get fixtures that match. Mr. Switzer noted that the existing fixtures are more appropriate and mimic the gas lighting while still being modern where the new fixtures are angular and the shape is therefore contextually out of place with the district.

The HPC recommended and the Owner's representatives agreed to a continuation of the application next month.

70 Clark Street

Vivek Masand

Chair Herrigel called for the application. Vivek Masand, Owner, and William Gentile, Architect, presented the application, which includes replacing the enclosed porch with a new deck at the rear. The new deck will be slightly smaller in plan than the existing enclosed porch. The Owner explained the materials, such as Trex decking and vinyl railings. After some discussions about the details, the HPC members did not find some of the materials proposed to be acceptable. The HPC members suggested that if the Owner cut back the deck a few feet it would not be visible from the street and would not need HPC review.

The Owner agreed to cut back the deck addition on the west side of the property and with that change does not need HPC review. The application was withdrawn.

13 Rudd Court

Frederick House and Camille Audoussant

Chair Herrigel called for the application. Frederick House, Owner, and Jason Gagen, Architect, presented the application which includes adding a half bath/mud room with the reconfiguration/addition of an existing deck; a new rear screened-in porch will not be visible from the street. The HPC members confirmed through the discussion, the mud room/half bath addition features/construction are to match the existing stucco, asphalt shingle roofing, and wood windows including trim and sill. The deck leading to the mud room, only a portion of which will be visible from the public right-of-way, will have a framed lattice, a perma-cast column at the corner supporting the roof, and composite decking and railing. The option of having the deck sides be stucco to match the existing was discussed.

On a motion by Mr. Grisafi, seconded by Mr. Switzer, the application was approved as submitted with the following conditions:

1. Trim at window to match existing with historic sill;
2. Add a note to the type of window with 6-over-1 SDL/GBD with a cut show;
3. The lattice under the porch is to be framed;
4. The railings shall be wood spaced 2" apart with a top and bottom rail.
5. Crown molding to match existing.
6. Stucco sides rather than lattice and composite railing was given as an option if the Owner wished.

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

28 Douglas Road

Tracy and Elliot Nix

Chair Herrigel called for the application. Tracy and Elliot Nix, Owners, and Karin Robinson, Architect, presented the application to remove an existing garage and replace with a new garage that has a second story and is slightly narrower than the existing garage. The design includes two garage doors with a man door at the north end of the west elevation. The man door will be recessed under a cut-out of the second floor; this will be supported by a molded bracket and with drop defining the corner. The second floor will be articulated with a shed dormer along the front. Mr. McMahon noted the details and materials, including massing, was a nice addition to the property; the Hardie Board with corner boards was a good detail; and the man door should have muntins rather than a single pane of glass to match the windows at the dormer and the proposed garage doors. The HPC members noted that the narrative of the detailing should be placed on the drawings and the proposed lighting should be reviewed by subcommittee.

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

1. Provide a cut sheet of the light fixture set to either side of garage doors;
2. The man door shall be changed to should SDL/GBD lights;
3. The description of the materials shall be indicated on the drawings.

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

227 Ridgewood Avenue

Bank of America – Branch Office

Roof Protections Project

Chair Herrigel called for the application. Coral Philsbe and Ashley McMaster, Agents of the Owner, presented the application, which includes adding a new ladder to the rear of the existing building that replace an existing ladder, adding fall protections to the new ladder, and

adding fall projection railings to the two sides of the parapet. The HPC members clarified the detailing of the proposed work, in particular, the color of the proposed guardrails and ladder, and the minimum height of the new guardrails at the parapets. The HPC members questioned why other fall protection devices besides the railings were not proposed and the Agents of the Owner clarified other protections were investigated by did not meet the minimum requirements. The HPC members also noted that the details for the ladder at the rear were not clear.

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

1. Maximum height of the railing shall be 39 inches;
2. The ladder and railings shall be painted black; and
3. Shop drawings for the ladder should be provided for review.

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

726 Bloomfield Avenue

Bank of America – Drive-Thru

Roof Protections Project

Chair Herrigel called for the application. Coral Philsbe and Ashley McMaster, Agents of the Owner, presented the application which includes adding an opening for ladder access, adding protections around the opening at the rear or west side of the building. The HPC members discussed how visible the opening would be from Bloomfield Avenue and whether relocation to the creek side (south) would be an option. The Owner's agents noted they would inquire of their engineers if this was a possibility but would open to the change.

On a motion by Ms. Githens, seconded by Mr. Darby, the application was approved in concept for the location of the ladder access to the roof changed to the creek side (south) of the building and that the fall protection apparatus be painted black including submission of a shop drawing all of which are to be reviewed by subcommittee.

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

Geoffrey Darby recused himself from the next application.

240 Ridgewood Avenue

Glen Ridge Public Library

Borough of Glen Ridge

Chair Herrigel called for the application. Thomas B. Connolly, Architect, presented the application on behalf of the Borough of Glen Ridge to remove the existing clay tile roof, install new underlayment and flashings, repair the existing gutters and cornice where needed and reinstall the tile roof including a percentage of new tile to match the existing. The HPC

confirmed that the roof work is needed because there are active leaks and that the repairs to the cornice will be in-kind.

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

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

Geoffrey Darby returned to the meeting but was a little late joining the discussion on the next application.

**231 Ridgewood Avenue
Glen Ridge Train Station
Borough of Glen Ridge**

Chair Herrigel called for the application. Thomas B. Connolly, Architect, presented the application on behalf of the Borough of Glen Ridge to repair the exterior of the train station including brick and stone repointing, wood carpentry repairs including replacement of the columns which are in poor condition in-kind, repair of the slate roof and flashings, restoration of the windows including the bay window on the track side, repair of the exterior doors including hardware and surface preparation and painting of the painted wooden elements. The HPC had little comment on the scope of work as presented for the exterior

On a motion by Mr. Herrigel, seconded by Ms. Githens, the application for the exterior work was approved as submitted.

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

Mr. Connolly also reviewed the work proposed for the interior of the station, which includes repair of wood wainscot, installation of a new kitchenette with the same layout, repair of interior doors and hardware, and surface preparation and painting of the interior. The HPC questioned the material for the counter, which is to be quartz. Some concerns were made that this material tends to chip and stain and Mr. Connolly clarified that this was a specific request of the Borough.

On a motion by Ms. Githens, seconded by Mr. McMahon, the application for the interior work was approved as submitted.

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

Public Comment

None.

Adoption of January, February and March 2020 Meeting Minutes: Ms. Githens moved and Ms. Moriarty seconded to approved the meeting minutes for the January, February and March 2020 meetings.

Subcommittee Reports

498 Ridgewood Avenue: The Owner / Contractor proceeded with the exterior work without permits and there were complaints from the neighbor about the rear railing. Building department has stopped the work and HPC consultant has asked for subcommittee submission for railings and other details.

170 Hawthorne Avenue – The two gable end windows do not align; HPC Consultant is monitoring the issue.

Old Business (No action since last meeting.)

- 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. (Cancelled due to Covid-19)
- Master Plan Element – no submission of draft to date.

New Business**Adjournment**

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC