

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

June 3, 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.

Chair Herrigel recused himself from the next two applications.

42 Glen Ridge Parkway

Peter Herrigel and Caroline Gentile

Vice Chair Githens called for the application. Peter Herrigel, Owner, and Dan Kopec, Architect, presented the application to add a roof overhang at the front stoop. The existing house is a Tudor Revival that never had a covered entry. The proposed overhang will sit on the existing brick stoop and match the pitch and heavy-timber construction of the main house. Mr. Grisafi led the initial conversation on the proposed work noting that the overall design is interesting and sympathetic but it is slightly top heavy and noted that the 6 x 6 posts may not be enough to visually carry the overhang. Mr. Grisafi also asked about the roofing and if copper or other material would be better than asphalt, is lighting proposed, and how will be the Simpson support anchors be concealed. Mr. Kopec clarified that the flashings will be copper, a pendant fixture is proposed, and the Simpson anchor is a concealed standoff that can be painted to

match the wood. Mr. Grisafi noted that adding a plinth may help with the slenderness of the post support; Mr. Kopec agreed a 5/4 x 8 plinth would be acceptable. There was a question on whether the stoop required a railing; one is currently not in place. Mr. Kopec noted if it turns out they need a railing, they will return to HPC for approval and it would probably match that at the stair off the sidewalk.

On a motion by Mr. Grisafi, seconded by Mr. Darby, the application was approved as submitted with the following modifications to be approved by the HPC subconsultant:

1. Add 5/4 x 8 plinth base at bottom of posts and pilasters.
2. Show the copper step flashing on the drawings.

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

31 Highland Avenue

James Douglas

Vice Chair Githens called for the application. James Douglas, Owner, and Dan Kopec, Architect, presented the rebuilding of a two-car garage and enclose an existing side porch to recreate a mud room off of the kitchen. The HPC recommended the two project components be discussed separately. Mr. Kopec noted the details of the mud room; the proposed porch conversion to a mud room does not change the volume, modifies the existing openings, and extends an existing stair with new landing off of the drive toward the rear of the house. Mr. McMahon led the conversation that the work proposed results in minimal changes to the house and that stairs will look similar to the existing. Ms. Githens noted the infill of the existing opening at the former porch should be done in a manner that is reversible. Regarding the garage, the existing is in poor condition and needs to be rebuilt in order for it to be useable. The garage is set 190 feet from the street and at the bottom of a slight rise so that is not highly visible from the street. The building will be finished in stucco to match the house, have a hip roof, wood trim to match, and carriage doors along with a small solar array on the south roof. Mr. McMahon agreed that the garage is not highly visible from the street and what is proposed is an improvement to what currently exists.

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

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

Chair Herrigel returned to the meeting.

204 Forest Avenue

Renee and David Kenas

Chair Herrigel called for the next application. Renee and David Kenas, Owners, and Elise Blatt, Architect, presented the application to add a second story to an existing one-story addition at the rear of the house to provide a master bedroom suite and allow for interior changes to improve circulation. The exterior treatment will be to match the existing siding and trim including the columns on the front of the house. Ms. Vande Stouwe led the review noting the addition is sympathetic to the original house and that the drawings adequately denote the details, materials, etc. Mr. McMahon asked whether shutters should be located at the window openings and the Owners agreed shutters should be added. There was some discussion on whether it was clear whether the proposed work is an addition but most agreed the proposed work improves upon a poorly executed previous addition. Ms. Blatt noted the windows are to be Pella Architectural Series in wood.

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

1. Shutters are to be noted on the drawings; and
2. Cut sheets on the windows to be provided.

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

67 Midland Avenue

John Hessel

Chair Herrigel called for the next application. John Hessel, Owner, and Karin Robinson, Architect, presented the application to remodel the front entrance and to add a second floor with dormers at the front and rear of the existing Cape Cod. The dormers will be two separate sheds at the front and one long dormer at the rear, which will not be readily visible from the street. The work includes keeping the existing stoop and adding a cantilevered canopy with decorative brackets over the existing front door. There will be a cut out in the canopy and a pendant light added here over the front stoop. New wood railings will be added to the stoop. Mr. Switzer made the initial comments that given the houses small footprint, one continuous dormer rather than two individual dormers may help with the overall scale of the proposed changes, the two existing light fixtures seem interesting and would like more information on them and their possible retention; he also noted that the keystone over the door would be removed with this work. The window schedule and elevations are confusing in that is not clear what are to be new windows and retained and what windows are to change/be removed. Several HPC members agreed that the single dormer across the front may be the better design solution; however, others agreed with the provided approach of two dormers. There was extensive discussion between the members and the Architect on this approach. The issue or concern was the two dormers appeared to conflict with the new entrance canopy and as well as makes the house top heavy. Messrs. McMahon and Switzer also noted that the front entrance stoop does not appear to be drawn correctly and the conflicts need to be rectified. Mr. Switzer made a motion to relook at the design for the split dormer, consider retaining the light fixtures and keystone and submitting drawings that show the stoop properly

but there was no second to this motion and further discussion continued on the approach for the dormers, clarification on the window openings, and the detailing of the entrance stoop and dormer as proposed.

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. Front porch to be denoted properly;
2. Window call-outs indicated on the elevations; and
3. Where windows are to be removed, they should be shown as dashed on the elevations.

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

Midland Avenue – Sidewalk Access/ADA Curb Borough of Glen Ridge

Chair Herrigel called for the application. Ms. Hickey presented the materials provided by the Borough, which is a curb cut project as part of a continued upgraded in the Borough. The HPC Members noted the color of the concrete was to match previously approved, the Borough is to ensure no changes to the gas lamps, and that all bluestone must remain.

Public Comment

None.

Adoption of Meeting Minutes: There were no meeting minutes for review.

Subcommittee Reports

498 Ridgewood Avenue: Mr. Grisafi noted that the site is not well kept. Mr. Darby noted that it appears the site was recently cleaned. Ms. Hickey to confirm and if there is still an issue will discuss with the Construction Code Official.

7 Hawthorne Avenue: Supplemental drawings were provided along with window cut sheets, which will be distributed for subcommittee review.

Bank of America – Ridgewood Avenue property: Roof ladder access drawings were provided for review and approved.

21 Mitchell Avenue – The contractor did not frame the addition properly but the work has since been corrected. There are some potential minor adjustments to the windows and if so, architect will revise the drawings and resubmit for subcommittee review.

79 Oxford Street – Updates to the drawing per the HPCs comments were reviewed and approved.

Old Business

- Design Guidelines:
 - A CLG grant application remains pending.
- Homeowner Workshop:
 - On hold.
- Master Plan Element – no submission of draft to date.

New Business

Board discussed the need for another HPC member, preferably an Architect. Chair Herrigel asked for suggestions that he can reach out to.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC