

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

**July 1, 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  
McMahon  
Moriarty  
Switzer

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.

**64 Hawthorne Avenue**

**Jennifer Cooper and Darrin Hubert**

Chair Herrigel called for the application. Jennifer Cooper and Darrin Hubert, Owners, presented the application to replace the existing garage that was destroyed by a fallen tree. The garage is set at the back of the lot and the new garage is to match in all attributes the original garage. There was some discussion on the type of door proposed for use and the application should provide a cut sheet on the exact door; the doors at the time the tree destroyed the building were simple wood paneled with no lites.

On a motion by Ms. Githens, seconded by Mr. Switzer, the application was approved as submitted with the following supplement information to be provided:

1. Cut sheet of the door including manufacturer and materials.

Darby	Yes	Githens	Yes	Herrigel	Yes
McMahon	Yes	Switzer	Yes	Vande Stouwe	Absent

		Moriarty (Alt. 1)	Yes	Grisafi (Alt. 2)	Absent
--	--	-------------------	-----	------------------	--------

#### **45 Ridgewood Avenue** **Jonathan and Lisa Wolfe**

Chair Herrigel called for the application. Jonathan and Lisa Wolfe, Owners, and Jim Federle, Contractor, presented the application to remove the existing aluminum siding and install new Hardie Board siding where clapboard siding currently exists including corner board treatments to match the existing mitered corners. The building was damaged by a tree and rather than repair the aluminum, the Owner would like to remove and match the existing conditions underneath including the window trim with new composite material. Mr. Switzer clarified that the existing stucco areas are only to be repainted. Ms. Githens noted that there should be some record of the trim submitted to the HPC once the aluminum siding is removed in order to confirm replacement material is to match existing in size and detailing.

On a motion by Mr. Switzer, seconded by Mr. McMahon, the application was approved as submitted contingent upon an e-mail from the applicant that the window trim will match the existing and a photograph will be provided of the existing trim once the aluminum siding and trim are removed.

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

*Geoffrey Darby recused himself from the next application.*

#### **298 Washington Street** **Timothy and Lana Keppel**

Chair Herrigel called for the next application. Timothy and Lana Keppel, Owners, presented the application to rebuild the existing chimneys and to remove the remaining slate at the upper roofs and install new synthetic slate. The Owners noted that only about 40% of the existing roofs are traditional slate materials and the remainder are synthetic slate as approved by the HPC 4 – 5 years prior. The new synthetic slate would be to give the roof a more cohesive appearance as well as to reduce the load on a roof structure that is currently over stressed. Ms. Githens noted that this is a tricky project for the HPC because the HPC has taken a uniform position to retain the slate roofs in the District since they are rare and often a defining feature of the architecture; however, the HPC did permit synthetic slate on the carriage house addition. The Owners clarified the slate is limited to the upper roof/main roof, which was added as part of a third addition in the 19<sup>th</sup> century. They further clarified that the flashings will be copper and any aluminum will be removed. The chimneys are noted as to be replaced in kind but the HPC members noted there is nothing that states what the contractor is to follow in their replacement and there are no details on how the chimneys are to be capped. The HPC members noted that with the loss of the slate there is a loss of nuance / a more mechanical edge with the synthetic slate. Other details to be retained include the Yankee gutters and 6-inch diameter copper downspouts. For the dormer side wall treatment, the Owners are proposing vertical board and batten siding but the HPC noted that horizontal siding made be

better so the tower, which is treated with board and battens, would remain distinctive. There was a return discussion on the removal of the slate. The Owners emphasized that switching to synthetic slate there would be a 20 – 30 percent reduction in weight and that they have been dealing with structural problems in the house since they first purchased the property because of the manner in which the house was expanded early in its history.

On a motion by Mr. Switzer, seconded by Mr. McMahon, the application was approved based on the scope of work but clarifications and details were needed as follows:

1. Details for the gutters;
2. Details on the chimneys to match existing including the proposed chimney caps;
3. Clarification in writing the valley and other flashings are to match the existing in copper; and
4. The dormer siding shall be horizontal board siding.

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

### Public Comment

None.

### Adoption of May 2020 Meeting Minutes:

On a motion by Mr. Switzer, seconded by Mr. McMahon, the minutes of the May 6, 2020 meeting were adopted without changes; Mr. Darby was absent for the vote.

*Mr. Darby returned to the meeting.*

### Subcommittee Reports

**498 Ridgewood Avenue:** Ms. Hickey visited the site and noted it had been cleaned since the last meeting but the exterior work appears to be slow moving.

**Bank of America – Ridgewood Avenue Branch (Lighting):** A subcommittee met regarding the two lighting projects and the discussions were productive but the consultants need to return to the design to make improvements in fixture choices and lighting levels. The applicant hopes to return in August for both projects.

**67 Midland Avenue:** There were some minor details clarified, which were reviewed and drawings submitted for permit.

**20 Argyle Street:** The Owner has an emergency replacement of a retaining wall at the rear of the property; HPC consultant to review since it is considered minor work and not highly visible from the public right of way.

**5 Bay Street** – Chair Herrigel noted that the railings at the rear do not appear to be detailed properly; Ms. Hickey to visit the site and contact the Owner if the railings do not comply with the approved drawings.

**283 Ridgewood Avenue** – The drawings were updated per HPC comments and reviewed by subcommittee.

### **Old Business**

Design Guidelines: The CLG grant application was awarded by the New Jersey Historic Preservation Office.

Homeowner Workshop: Is on hold for the foreseeable future.

Master Plan Element: Many of the members reviewed the findings of the Reexamination Report of the Master Plan and the following comments were offered:

1. It was unclear in HP4 – Land Use Ordinance what is needed to be reviewed in its entirety. Is there something specific about the current ordinance that does not conform with Municipal Land Use Law?
2. The members that reviewed the document thought the Consultant did a good job overall in assessing current and future needs as related to the HPC.

### **New Business**

There was some discussion about determining “special properties” within the district so the public and members have a better understanding of the key properties that possibly stand out against others and may help to inform the HPCs decisions. Having this information may help the HPC grapple with how to approach the installation of solar panels, roofing, and other features going forward.

### **Adjournment**

On a motion by Mr. Darby, seconded by Mr. Switzer, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC