

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

August 12, 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
Grisafi
McMahon
Moriarty
Switzer
Vande Stouwe

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Darby

Introduction and Hearing of the Applications

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

726 Bloomfield Avenue

Bank of America

Drive-Thru (Lighting Project)

Chair Herrigel called for the application. Nicholas Bianchini, Project Expeditor, and Jake Modestow, Engineer, presented the application to upgrade exterior lighting at the drive-thru bank on Bloomfield Avenue. The project team presented an updated pole fixture that matches the existing fixtures based on the comments made by the HPC as part of a previous submission. Mr. Switzer noted that the project team picked up the comments made at the previous HPC meeting confirming the color of the fixtures also matches the existing. HPC questioned the lighting levels with these new fixtures and the project team confirmed the lighting temperature will match the existing.

On a motion by Ms. Githens, seconded by Mr. Switzer, the application 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

63 Hawthorne Avenue

Elizabeth McKenzie

Chair Herrigel called for the application. Elizabeth McKenzie, Owner, and Steve Messineo, Contractor, presented the application to shift one window to the right including reusing the existing sash in the new opening. There was discussion between Mr. Messineo and the HPC members on the exact distance of the move and to ensure the new window does not align with the attic window above but should be off-center to keep with the asymmetry of the façade. The HPC noted that the trim and drip cap of the window surround should match the existing and the drawings noted as same.

On a motion by Mr. Switzer, seconded by Mr. Grisafi, the application was approved as submitted contingent upon the drawings being updated to note finishes and features to match existing, such as the trim, drip cap, etc.

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

268 Forest Avenue

Richard Law

Chair Herrigel called for the next application. Richard Law, Owner, presented the application to remove an existing wood deck at the rear and install a new paver patio with a raised platform with a fire pit and pergola. Mr. Law explained the details of the project and the drawings provided, which include a new pergola with operable louvers set above the raised platform, which will be made of engineered stone blocks, and a new aluminum railing to match the existing fence. The HPC asked for clarifications of the height of the platform and the pergola together and their combined relationship with the pent roof that is visible from the side elevation. HPC had questions about where the pergola sits in relationship to the roof overhang in plan as well and whether it would be better to pull the pergola away from the roofline about 18 or so inches. HPC discussed that they approved the design concept but there were missing details in the drawings in order to make a final decision. A few questions that remain including those noted above: height of the raised platform; detailing of the engineered stone; detailing on the railings; confirmation on the placement of the pergola both in height and horizontal plane in relationship to the roof overhang.

Based on the feedback from the HPC members, the Applicant chose to revise the documents and return in September; application is a continuance.

20 Hillcrest Road

Marc and Polly Murphy

Chair Herrigel called for the application. Marc and Polly Murphy, Owners, and Mark Wright, Architect, presented the application to modify and expand an existing garage including modifying the drive approach. Although the garage is set back on the property with the rearrangement the changes will be somewhat visible from the street. The proposed work adds a bay, turns the orientation of the garage doors to face the street, and modifies other related features. The addition will create a three-bay garage with one double-vehicle width and one single vehicle-width opening with a false panel matching the garage doors set in between. The drawings detail the lighting, doors, stucco finishes, roofline with copper flashings, and other treatments to enhance the appearance of the garage and to better match the main house. The HPC noted that the proposed work is a beautiful modification of the building that is in character with the existing house. There was some discussion about the treatment of the landscaping with the modification of the approach including adding planting to continue the designed density found currently.

On a motion by Mr. Switzer, seconded by Mr. McMahon, the application 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

2 Brooklawn Road

James Roarty

Chair Herrigel called for the application. James Roarty, Owner, presented the application to remove an existing deck and expand it three and half feet toward the rear of the property and add two new stairs, one at each side of the deck. The new deck will be of composite material. The HPC noted that the traditional railing design should have proper spacing of balusters, the newel posts set on the bottom step, and the lattice along the bottom should be square and framed. Balusters, as clarification, would be 1-1/2" inches at 4" o.c..

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

1. Newel posts should sit on the bottom step;
2. Balusters should be set 4 inches on center; and
3. Provide cut sheet or sample of railing system.

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

270 Ridgewood Avenue

Christie and Andrew McNelly

Chair Herrigel called for the application. Mr. McNelly, Owner, presented the application to expand the kitchen to the rear approximately 12 feet and the exterior finishes will match the stucco and other features of the main house at the addition. The HPC members noted that although visible, the addition is not highly visible and it is in keeping with the original building's features and finishes. The only comment was that the lattice under the addition, which will be supported on piers at the corners, should be framed.

On a motion by Mr. McMahon, seconded by Mr. Switzer, the application was approved as submitted with the note that the lattice should be framed.

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

15 Hamilton Road

Laura and George Buchmann

Chair Herrigel called for the application. Laura and George Buchmann, Owners, and George Azrak, Architect, presented the application to add a new side entrance along the driveway and expand the family room at the rear, along the driveway side. The family room is a simple addition that projects three feet from the plain of the house on the south side and aligns at the north (driveway) side at the rear of the main block. A new deck is proposed off the rear addition on the south side but it will not be visible from the street. The side entrance, which is proposed to have a shed roof, will be detailed at the handrail and posts similar to the front porch. The HPC members had several comments regarding the proposed improves. The window on the north side of the addition does not warrant shutters given the lack of shutters at other windows on the same elevation. The cornice should also return at the addition. Most of conversation focused on the side addition. The HPC discussed whether the new door and existing window on the north side elevation are set too close to one another and that the issue may not be the tightness but the uneven head heights; the window head sits higher than the door head. The HPC members discussed possibly adding a transom over the door so the head heights align; there is a stair in this location so the discussion leaned toward a false transom. There was also discussion on the treatment of the roof overhang as the shed roof as shown is only connected at the start of the roof making the connection to the house tenuous. The HPC members suggested that a gable roof with pediment may be more appropriate and give the porch more presence. The HPC members also questioned the need for more detail on the materials proposed to be used in the way of brick samples and cut sheets for the windows.

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

1. The shutter should be removed from the new rear window;
2. A false transom added over the door;
3. Overhang to be enhanced with a gable roof and return, trim and siding;

4. The roof eave at the rear addition; the north and west elevations the gable ends should return;
5. A brick sample should be supplied for HPC review; and
6. Cut sheets for the windows provided.

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

Public Comment

None.

Adoption of May 2020 Meeting Minutes:

On a motion by Ms. Githens, seconded by Mr. Darby, the minutes of the June 2, 2020 and July 1, 2020 meetings were adopted without changes.

Subcommittee Reports

498 Ridgewood Avenue: The GC proceeded with the work without permits or final subcommittee review and approval so the Construction Code Official placed a stop work order and GC was notified of the issues.

164 Carteret: The wrong color brick and some issues with the muntins were noted at the new windows; HPC Consultant is working with the contractor to resolve the issues.

67 Midland Avenue: The dormers were not framed properly; this issue was noted by the architect and addressed by the GC.

117 Midland Avenue: A/E submitted drawings per HPC review of eave and gable returns and project is proceeding through the permit process.

5 Bay Street – At the previous meeting, Chair Herrigel noted that the railings at the rear did not appear to be detailed properly; Ms. Hickey visited the site and is working with the Owner to resolve the issues.

24 Old Oak Road – There was some exchange between the HPC subcommittee and Architect on the doors; this has been resolved and all other comments by HPC have been addressed.

Old Business

Design Guidelines: Grant kick-off meeting is set for 1 pm, Tuesday September 18th with SHPO and Borough.

Homeowner Workshop: Is on hold for the foreseeable future.

Master Plan Element: HPC Consultant shared the comments from the Commission with Planning.

Architect for the HPC: Discussion on abandoning finding an architect and consider finding someone who is in a related field to join the HPC was discussed and HPC members were asked to think of possible replacements for the unfilled position.

New Business

Councilman Murphy inquired whether the HPC's purview should expand to cover fences. There was some debate amongst the HPC members on whether fencing should be the purview of the HPC or some input in changing the fence ordinance to align with HPC requirements.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC