

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

**October 7, 2020**

---

**OPMA & Roll Call**

Vice Chair Githens called the meeting to order at 7:45 p.m. and Ms. Hickey read the Sunshine Act Notice and called the roll.

This meeting was held via a video conference.

PRESENT: Vice Chair Githens  
Darby  
McMahon  
Grisafi  
Moriarty  
Vande Stouwe

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Herrigel  
Switzer

**Introduction and Hearing of the Applications**

Vice Chair Githens introduced herself and briefly described the hearing process to the members of the public.

**227 Ridgewood Avenue  
Bank of America**

Vice Chair Githens called for the application. Kimberly Keene and Jake Modestow, the Owner's Representatives, presented the application to upgrade the lighting at the Branch Office of the Bank of America; this application is a continuation from a previous application. It should be noted that the Representatives met with a subcommittee between meetings to discuss the changes being proposed per the feedback given at the HPC meeting in May. Ms. Keene and Mr. Modestow explained the application including a reduced scope of 6 new under-canopy lights, two new wall fixtures, and changing the light fixtures at the two existing poles. For the wall light, the goal is to save the existing mounting, and if not, they will provide something similar for review.

On a motion by Mr. Darby, seconded by Mr. McMahon, the application was approved as submitted and if the existing wall mounting cannot be reused, the applicant to submit an alternative for HPC consultant's review.

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

### **259 Ridgewood Avenue**

#### **Craig and Michelle Snyder**

Vice Chair Githens called for the application. Mr. and Mrs. Snyder, Owners, presented the application to install new railings at the roof of their front porch. The scope includes increasing the height of the railing to 32 inches and the newels for 40 inches but maintaining the appearance of the existing railings and newel with a proportional change to the detailing due to the increase in overall height. The material will be wood.

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

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

### **112 Essex Avenue**

#### **Joseph and Lorretta Marchesi**

Vice Chair Githens called for the application. Mr. and Mrs. Marchesi, Owners, Cynthia Peralta, Architect, and Doug Moore, Contractor, presented the application to relocate a side entrance door to about center of the north elevation including providing a new overhang, adding a two-step stoop at this new door, and changing the door located further west on the north elevation to a window. The HPC members asked questions to clarify the scope including the material for the stoop, the style of the new door, whether the roof over the stoop will have brackets, the type of trim around the doors and windows, and how the stove and bath exhausts will be detailed. The applicant and their representatives noted the stairs will match the cut block foundation with bluestone treads, the roof is shallow so no overhang is proposed, the trim at the openings will match the main house, and the exhaust fan(s) will be painted to match the siding.

On a motion by Mr. McMahon, seconded by Mr. Grisafi, the application was approved as submitted with minor updates to the drawings to be reviewed by the HPC consultant.

1. Drawings should note the trim is to match existing.
2. Indicate location of the stove duct.
3. Provide a product sheet for the door.
4. Material of the stairs to be called out on the drawings.
5. The overhang should be dimensioned and noted that the fascia is to match the existing at the main roof.

Darby	Yes	Githens	Yes	Herrigel	Absent
-------	-----	---------	-----	----------	--------

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

#### **456 Ridgewood Avenue** **Trish and Brian Flood**

Vice Chair Githens called for the application. George Azrak, Architect, presented the application on behalf of the Owners. The scope of the project is to add a small addition on the south side of the building tucked into corner, which will be visible from Ardsley. This project is a smaller version of a project previously approved by the HPC. The design picks up some of the design features of the main house, such as panels below the windows, and adds pilasters between the openings to tie in with the Colonial Revival aesthetic. The shed roof will have slate roofing to match the existing main roof and the water table will be brick to match the existing. Mr. McMahon noted the design fits nicely with the existing house and questions where the downspout will be placed at the new gutter; Mr. Azrak noted it should be on the side facing the rear yard.

On a motion by Mr. McMahon, seconded by Mr. Grisafi, the application was approved as submitted with a request for minor changes:

1. Cut sheet for the new door.
2. Add location of the leader to the drawings.

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

#### **94 Sunset Avenue** **Lora and Todd Perlow**

Vice Chair Githens called for the application. Mr. and Mrs. Perlow, Owners, and their architect, Elise Blatt, presented the application to added a covered entry porch with gable roof and arched inset supported by two round columns. The arch is to match the arch of the existing segmental arched entrance door. The entrance stoop is to rebuilt to match the existing in all attributes. The existing wall sconce will be removed and a new porch ceiling light installed to hang within the arch. The trim is to be reflective of the Colonial Revival detailing of the main house.

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

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

**30 Hamilton Road****Jaimie Meglaughlin and Jeff Krotzer**

Vice Chair Githens called for the application. Ms. Meglaughlin, Owner, presented the application to repair the top of an existing chimney and to remove a chimney in poor condition at the rear driveway side of the house to just below the roofline. The chimney to be removed currently serves no purpose. HPC discussed the mortar and brick to be used in the repairs should match the existing chimney.

On a motion by Ms. Vande Stouwe, seconded by Mr. Darby, the application was approved as submitted with the condition the Owner is to provide a brick and mortar sample for review by subcommittee.

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

**497 Ridgewood Avenue****William and Ashley Rose**

Vice Chair Githens called for the application. Mr. and Mrs. Rose, Owners, presented the application to remove a series of casement windows at the rear elevation, move the opening to the center of the wall at the first floor, which corresponds with the kitchen, and install new windows. The applicant presented two options of a series of casements or grouped double-hung sashes. The drawings were not entirely clear so the HPC and Owners discussed some of the options, placement in terms of height compared to the existing window to be removed, and the trim.

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

1. Drawing of the rear elevation showing the exact location of the new windows.
2. Drawing should show more of the existing elevation of the house.
3. Drawing should show exact trim and sizes of window units/overall opening/grouping.
4. Provide information on the windows to be installed.

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

**521 Belleville Avenue****Diane Schaming and Bill Schaller**

Vice Chair Githens called for the application. Mr. Schaller, Owner, and Dan Kopec, Architect, presented the application to rebuild the existing garage, which is in poor condition, to a slightly larger footprint while using the detailing of the existing garage for some of detailing in the new structure, especially at the gable end eave and trim details. HPC confirmed the garage is not highly visible from the street and noted that the new design is an improvement to the existing.

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

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

## **50 Douglas Road**

### **Ian and Rebecca Peterson**

Vice Chair Githens called for the application. Mr. Peterson, Owner, and Matthew Smetana, Architect, presented the application to build a new garage where a garage previously existed but with one that is larger than the previous garage. The new garage will hold three cars, is 38 feet wide by 30 feet deep and also contains an office and half bath on the second floor. It is adorned with a cupola and the detailing the existing garage matches the main house with clapboard at the bottom, shingles in the gable end, trim and eaves to match, and wood doors. The architect noted the sashes should have been shown with just muntins at the top sash. The architect noted corbels at two side elevations are placed along the eave below the gables as features of the design. Mr. Grisafi, and his concerns were echoed by other members, noted the garage is too large in relationship to the size of the neighbors' homes/properties and it will be highly visible from both streets being a corner property. The HPC noted that the architect should show the proposed garage in the streetscape and should look at other garages in the neighborhood for context and proportion. Furthermore, it was noted that there may be other ways to lessen the volume through changes to the roof, distances between the three garage doors or simply making it a smaller building. No decision was made at the meeting; the Owner has chosen to revise the design and return to the next HPC meeting in November.

### **Public Comment**

None.

### **Adoption of Meeting Minutes:**

Mr. McMahon made a motion and Ms. Moriarty seconded to approve the August 12, 2020 minutes with the change that Mr. Darby should be noted as absent only; all were in favor/Mr. Darby abstained.

### **Subcommittee Reports**

**15 Hamilton Road:** Subcommittee continues to work with the architect and owner on refinements in the detail of the new side entrance stair overhang.

**268 Forest Avenue:** Drawings were revised per the September meeting and approved by subcommittee.

**120 Essex Avenue:** The HPC consultant provided further direction to the Owner on the changes needed on the drawings but the Owners never returned with those revisions.

**5 Bay Avenue:** There were concerns about the railings at the rear deck, which are in the process of being addressed.

### **Old Business**

*Design Guidelines:* Draft RFP is near complete and to be distributed for comment to the subcommittee before the next meeting.

Architect for the HPC: Discussions continued on the importance of finding a new member for the Commission and the goal to find an architect, or someone of similar qualifications.

### **New Business**

None.

### **Adjournment**

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

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC