

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

December 2, 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
Githens
Moriarty
Vande Stouwe
Grisafi
Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Darby
McMahon
Switzer

Introduction and Hearing of the Applications

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

**281 Bay Avenue
Abe Litchfield**

Chair Herrigel called for the application, which is a returning application from November. Abe Litchfield, Owner, presented the revised plans per the comments by the HPC members. The siding at the garage has been removed and the existing wood siding will be scraped and painted, and a new window installed in the existing opening at the side elevation. The railings will be updated to include a new top and bottom rail with narrow spacing; this work has not been completed. Application provided some details on the proposed changes to the railing but HPC members agreed these were not sufficient for approval purposes. Mr. Litchfield proposed exchanging the siding from the side elevation of the sunroom to the street side where the window in the kitchen was enclosed but HPC members noted this creates a similar issue just on the other side of the building. After discussions, it was agreed siding should be taken from the rear at the sunroom and the wall next to sunroom behind the A/C unit. The as-built drawings were provided in a digital format.

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

1. Provide drawing of proposed deck railing including top and bottom rails with narrow spacing of balusters including showing dimensions.
2. The siding to be used to patch the window on the street side shall be from the rear of the sunroom and behind the A/C unit.
3. Provide hard copies of the as-built drawings to the Building Department.

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

27 Willow Street

Rosemarie McAndrew

Chair Herrigel called for the application. Rosemarie McAndrew, Owner, presented the application to remove an existing chimney to provide greater space in a kitchen renovation. Where the chimney is removed, new asphalt shingles will be installed to match existing. Per HPC comments, Owner confirmed that the chimney does not service any equipment currently.

On a motion by Ms. Vande Stouwe, seconded by Ms. Moriarty, the application was approved as submitted.

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

388 Ridgewood Avenue

Marty and Elizabeth Boudreau

Chair Herrigel called for the application. Marty and Elizabeth Boudreau, Owners, and Michael Scro, Architect, presented the application to modify a poorly executed 1980s rear addition including adding a gable roof and matching the wood shingle roof of the main roof but slightly simplified at the eave as the main house shingle curve down at the roof edge. The windows will be similar with a combination of hung and casements. The siding will be natural stucco to match the main house. The roof overhang will also match the existing building including bracketed wood soffits. Mr. Grisafi commented he thought the side elevation window too large for the gable making the side elevation of the modified addition seem unbalanced. Architect noted the window matches others on the building and is tucked under the gable, reinforcing the pattern of irregularity.

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

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

18 Summit Avenue

Elizabeth and Miguel Nieves

Chair Herrigel called for the application. Miguel Nieves, Owner, and Val C DiGiacinto, Architect, presented the application to add a second story over an existing one-story enclosed porch to add a second bedroom and closets. The addition is set back from the main block of the house and the roof set lower. The dormer window will be a casement looking like a double-hung sash for egress requirements. HPC noted that the heads of the windows align with the main house and the massing is not an issue. The HPC noted that the windows on the gable ends are close together; the shutters emphasize this relationship and are not necessary.

On a motion by Ms. Githens, seconded by Ms. Vande Stouwe, the application was approved with the following conditions to be reviewed and approved by the HPC Consultant.

1. Remove the shutters on the side elevation windows, three (3) in total.

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

142 Ridgewood Avenue

Eva and Frank Reda

Chair Herrigel called for the application. Mark Wright, Architect, presented the application on behalf of the owners to renovate an existing carriage house, which is in poor condition. The scope of work includes replacing the foundation with poured concrete or CMU finished with stucco, depending on the costs; restoring the center post which supports the existing roof overhang on the front elevation, and reconfiguring the two garage doors and reconfiguring the windows. All windows to be replaced including the frame and trim to match the existing. Portions of the carriage house, which is fairly large but set back approximately 260 feet from the sidewalk, can be seen from the side streets. There was discussion and concern regarding the size and configuration of the south dormer in terms of its size and detailing, which was discussed between HPC members and the architect.

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

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

Sarah Githens recused herself from the next application.

56 Benson Street**Robert Loeb**

Chair Herrigel called for the application. Robert Loeb, Owner, presented the application to rebuild an existing garage that was destroyed in a storm. The new garage will be set on the same footprint with a gable roof added instead of putting back a flat roof, which was the previous roof.

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

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

Sarah Githens returned to the meeting.

30 Forest Avenue**Jennifer Jones**

Chair Herrigel called for the application. Jennifer Jones, Owner, presented the application to remove an existing garage and build a new garage to align with the existing driveway to give more space to the backyard. The cladding of the existing garage is stucco, but Ms. Jones would like to use vertical siding at the new garage. The drawings presented were for essentially a prefabricated garage and the HPC noted the details were not completely flushed out/in keeping with the existing house or other garages in the district.

On a motion by Ms. Githens, seconded by Mr. Grisafi, the application to remove the existing garage and to building a new garage in a new location was approved with the following conditions to be review and approved by subcommittee. The HPC members noted that if the subcommittee could not come to a consensus on the updated design, the project may be returned for review by the full commission.

1. Owner to choose a new siding, which should be clearly indicated on revised drawings. HPC members generally agree whatever siding material chosen, it should be smooth faced.
2. The door from the present garage should be reused.
3. The garage should have a portion of its foundation visible bringing the siding off the ground.

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

Public Comment

None.

Adoption of Meeting Minutes:

Ms. Githens made a motion and Mr. Herrigel seconded to approve the November 4, 2020 minutes; all were in favor.

Subcommittee Reports

50 Douglas Road (new garage): Subcommittee approved drawings that were revised per HPC's comments; window specifications still need to be provided.

12 Mitchell Place (two-story rear addition at corner property): Rear railings installed were not what was approved, and the contractor changed them after being made aware of the issue.

273 Forest Avenue (rear deck): Revised drawings were approved by HPC Consultant.

88 Essex Avenue (front porch): Revised drawings were approved by HPC Consultant.

Old Business

Design Guidelines: RFP has been signed off by the New Jersey Historic Preservation Office but there is a minor contract issue and NJHPO asked to hold on sending the RFP until after the issue has been resolved.

Architect for the HPC: Issue continues to be reviewed and an architect sought for the Commission.

New Business

Mr. Grisafi to provide availability to HPC Consultant for a meeting with the Superintendent of the Glen Ridge Board of Education to discuss the lighting at the high school.

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