

**A SUMMARY OF THE MINUTES OF THE
GLEN RIDGE HISTORIC PRESERVATION COMMISSION
HELD VIA A VIDEO CONFERENCE**

June 2 2021

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
Colello
Moriarty
Switzer

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Darby
McMahon
Vande Stouwe
Grisafi

Introduction and Hearing of the Applications

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

148 Midland Avenue

Hugh McAuliffe and Reem Abeidoh

Chair Herrigel called for the application. Reem Abdeidoh, Owner, presented the application to remove an existing garage in poor condition and build a new pre-fabricated garage. The HPC members agreed that the garage was in poor condition; however, the details for the new garage are not acceptable or fully enough detailed to render a decision. The HPC explained the he vinyl materials are not acceptable for the siding and trim, the drawings lack dimensions, there is no connection in the treatment of the siding and trim to the existing garage or main house, and the window and doors are not detailed.

The Owner withdrew the application portion that addressed the design for a new garage.

On a motion by Ms. Githens, seconded by Ms. Moriarty, the application to remove the existing garage was approved.

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

79 Winsor Place

Francis W and Mary P Renois

Chair Herrigel called for the application. Francis Renois, Owner, presented the application to construct a new garage in place of one that was destroyed by a tree in a recent storm. The Owner noted the garage is to match the one destroyed and that the drawings should show the siding will be wood. The HPC clarified that the windows will be wood to match the main house, that the drawings should be detailed to note that the siding, windows, trim, etc. are to match the house, and the siding will have a 6-inch exposure to match the main house.

On a motion by Ms. Githens, seconded by Ms. Moriarty, the application was approved with the following changes to be reviewed by subcommittee.

1. Drawings are to note the following:
 - a. Siding and trim to match existing house.
 - b. Window sashes are to be wood.
 - c. Windows shall have a wood sill to match the main house.
2. Owner to provide a cut sheet of the garage door, which can be wood or a paintable composite material.

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

20 Laurel Place

Gabrielle Irlinger Dingle

Chair Herrigel called for the application. Gabrielle Irlinger Dingle, Owner, presented the application to remove two double-hung windows and install one picture window in the existing kitchen in order to improve its interior layout. The detail of the proposed windows including its location on the exterior were not clearly shown in the application. The HPC was generally okay with the concept of installing a picture window but the lack of detail made it difficult to make a decision. The HPC provided the recommendation that the window be simple, the trim to match the existing windows, and the location shown on an exterior elevation.

On a motion by Ms. Githens, seconded by Mr. Colello, the application was approved with the following condition to be reviewed by subcommittee.

1. Drawing showing in elevation the placement, dimensions, and materials of the new window.

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

16 Madison Street**David Barth**

Chair Herrigel called for the application. David Barth, Owner, and Karin Robinson, Architect, presented the application to reconfigure the kitchen by expanding the house at the rear corner. The addition will have siding to match the original house, the shed roof will be expanded, and the two windows will have a lower sill with 6-over-1 double-hung sashes of Marvin Ultrex with SDL muntins and trim to match the main house. The foundation will be block finished with parging to match existing.

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

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

124 Stonehouse Road**Nicole and Don Clarke**

Chair Herrigel called for the application. Nicole and Don Clarke, Owners, and Dan Kopec, Architect, presented the application to remove the existing aluminum siding and restore the underlying stucco and half-timbering detailing seen in historic pictures of the house, and to expand the kitchen and add a covered porch at the rear. The HPC applauded the removal of the aluminum siding and the plan to repair the underlying finishes and features. The Owners noted the windows are currently vinyl and there is no plan at present to replace but hope to undertake that work in the future.

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

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

24 Edgewood Road**Rodolfo and Danielle Crispin**

Chair Herrigel called for the application. Rodolfo Crispin, Owner, presented the application to enlarge the windows in an existing enclosed porch and to remove a set of brick stairs with new wood stair. The porch was originally open but appears to have been enclosed in the 1960s. The HPC members were generally fine with the project approach but expressed concerns about the detailing. The drawings should note the materials to be used, the window manufacturer and style (Andersen 400 Series is proposed), and the detailing of the sashes, which should be next to the columns. The railings should have 1" square balusters minimum and the drawings should note the spacing.

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

1. Place the windows between the columns.
2. Place framed lattice under the stair to match existing porch.
3. Show the materials and dimension of the railings.
4. Indicate choice of windows. Andersen 400 series is appropriate but Owner to confirm choice with revised drawings.

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

28 High Street

Todd and Kimberly Russell

Chair Herrigel called for the application. Todd Russell, Owner, and Ann Sears, Architect, presented the application to add a two-story garage to the rear of the house, which is set on a corner property. Ms. Sears noted that the main house has been modified over the years so there is different siding on different elevations and a complicated roofline. The goal of the project is to provide a two-car garage with a second floor to provide future living space. The garage is placed separate from the main house at the main floor and with minimal connection at the second in order to maintain the fenestration at the rear elevation as much as feasible. The garage will have a parged foundation to match the rear elevations, corner detailing and cove moldings to match the main house, carriage-style garage doors, and windows in keeping with the main house including matching the triangle detail at the dormers. The HPC members spoke in detail and at length about the detailing of the proposed garage including the dormers, the lack of clarity on how the new garage connects with the existing, the lack of alignment of the windows with the existing building (potentially introducing a "fourth" elevation at the rear with the window heights differing). The HPC members noted the massing appears fine but the detailing requires work. The HPC Consultant noted during the discussions that the as-built drawings of the main house appear in accurate and the concern is the HPC would be approving a design that does not match up with existing conditions and fixing these discrepancies now will prevent a re-review of the as-built conditions in the future when approved elements do not align between the existing and new. The HPC recommended the drawings also show the markings and dimensions of the floor heights, which have an impact on understanding the window and dormer heights in elevation on the proposed garage. The HPC asked the Owner if they would like to withdraw the application and return next month or have the HPC vote on the application/design as presented. The Owner chose the latter.

Ms. Githens, seconded by Mr. Switzer, made a motion to not approve the application.

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

Public Comment

None.

Adoption of Meeting Minutes:

On a motion by Ms. Githens, seconded by Ms. Moriarty, the minutes of the April 7, 2021 meeting were adopted without changes.

Subcommittee Reports

354 Washington Street (small stoop): – The railings, as requested by HPC, were approved by subcommittee.

69 Highland Avenue (second floor bathroom/window changes): The window changes at the second floor on the side elevation were reviewed by subcommittee.

497 Ridgewood Avenue (restoring screened-in porch): Owner provided further detail/clarification on the configuration of the proposed railing at the screened-in porch, which was approved by subcommittee.

Old Business

Design Guidelines: Steven Smolyn, Architect, consultant, provided an update on the schedule for submission of draft document.

Homeowner Workshop: Is on hold for the foreseeable future.

Small Project Subcommittee: HPC Consultant investigating with plan and will report back with recommendations in the fall.

14 Douglas Road – Chair Herrigel attended the Glen Ridge Planning Board Meeting that discussed the subdivision. HPC had presented a letter to the Planning Board regarding the HPCs request to be able to review any proposed new building on the subdivided property. The Owners said at the meeting they would be open to consent for Glen Ridge HPC to have jurisdiction on review for new construction.

Solar Panel Presentation – A presentation on solar panels, with the focus on the new Tesla technology, is scheduled for 6:30 pm on Wednesday, July 7, 2021. This presentation will also include a presentation by Steven Smolyn, AIA, as part of his investigations into integrating solar panels in the historic district.

New Business

Vacancy on Commission – There was a brief discussion on an upcoming vacancy on the commission and the need for a new member and a new vice chair. Discussion was not forwarded since many members were not present at the meeting.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC