

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

**September 1, 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 Vande Stouwe  
Darby  
Colello  
McMahon  
Moriarty  
Switzer  
Yewaisis

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Grisafi

**Final Draft Design Guidelines**

Steven Smolyn, AIA, presented the final draft of the Design Guidelines for the Glen Ridge Historic District. Mr. Smolyn reviewed the process for developing the guidelines, the major points of the guidelines, and how it is laid out for use by the residents, their designers, and the HPC members. The guidelines were posted on the website and comments can be made until September 10<sup>th</sup> before the final guidelines will be printed and posted to the Glen Ridge website. Chair Herrigel thanked Steven and all of the members that helped with the design guidelines' development. Members of the HPC concurred with the Chair's comments. Chair Herrigel asked if there was any public comment; there was none.

**Introduction and Hearing of the Applications**

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

*Geoffrey Darby recused himself from the next application.*

**353 Ridgewood Avenue**

**Guy and Tami Kinley**

Chair Herrigel called for the application. Guy McKinley, Owner, presented the application to provide a new walk and a stair with side walls including piers of cultured stone at the transition

between the slight rise at the sidewalk. There should be three steps, the walk will be about five feet wide, and a sample of the stone was provided by the Owner. The look will be similar to how the Owner detailed stairs at their rear porch; photographs were provided. The HPC members had several questions about the width and height of the stairs and piers to gain a better understanding of the project scope as the materials provided did not provide an adequate level of detail.

On a motion by Mr. McMahon, seconded by Ms. Moriarty, the application was approved as submitted with the following condition to be reviewed by the HPC Consultant.

1. Provide a drawing showing the width of the walk; sketch of the piers with the dimensions on an elevation; and materials noted.

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

*Geoffrey Darby returned to the meeting.*

### **558 Ridgewood Avenue Patrick and Sheryl Southern**

Chair Herrigel called for the application. Patrick and Sheryl Southern, Owners, and Jonathan Perlstein, Architect, presented the application to demolish an existing house and construct a new house. The Owners explained purchasing the property for their family with the intention of building a new house as the existing house had not been maintained. Mr. Perlstein presented the proposed design for the new construction explaining the design concept in the context of the neighboring properties. Mr. Perlstein noted that most of the other houses to either side of the property are Colonial Revival including the Country Club, which is across the street. The Owners explained the reasoning for removal of the existing house and construction of a new house: house has been neglected for 15-20 years; there are leaks in the foundation; the bathroom does not work properly; the conditions are very rough all around and extend from the roof to the basement; and the Owners felt that the existing house does not take advantage of the property's attributes that a new home would.

Mr. Switzer asked if the building is legally habitable (the Owners noted that the previous owner still resides there) and could an extreme renovation make it habitable. As such, he noted that there are two questions: first, should the HPC agree to the removal of the house; and second, if yes, is the proposed design for the new house appropriate for the district. Several HPC members weighed in at various points in the meeting on this first point with regard to appropriateness of the house's demolition. Chair Herrigel noted the house appears worn and tired; Mr. Switzer finds the building to be unique and there are plenty of houses in Glen Ridge in poor condition that remain or have been renovated and expanded sympathetically; Mr. McMahon said he does not disagree with Mr. Switzer but also thinks this might be an opportunity for an appropriate new in-fill; Ms. Yewaisis agrees with Mr. Switzer, drives by the house daily and appreciates its distinctive architecture; Ms. Vande Stouwe thought that there may be an option to preserve elements of the existing house; and Ms. Moriarty was not in favor of demolition.

There was an overall lengthy discussion between the Owners, the Architect and the HPC members that focused mainly on the appropriateness of removing of the house, which had to be answered before a new design, that may be appropriate for the district, could be considered. The HPC members noted there needs to be an assessment of the significance of the existing house and asked the Mr. Perlstein to weigh in on this. Mr. Perlstein noted that the property was not distinctive and not grand like other houses in the district that most people are familiar with and associate with Glen Ridge's Historic District. The HPC consultant noted that Historic District nomination, which was part of the second expansion, this area is from the Borough's last period of development which is character by houses that tended to be smaller than those found in the core, and that the house was a fine example of the Colonial Revival style, which was also noted in the nomination form. The nomination notes the house is a Contributing resource.

The HPC members and Owners discussed the option of keeping the house and renovating it but the Owners noted they pursued this property because the conditions were poor and could build a new house that would add to the character of the district but would also provide them with a home responsive to their needs while maintaining a residence in Glen Ridge. The Owners would not want to work with the existing house.

After this lengthy discussion, the Owners withdrew the application and will return with responses to the HPC members comments as to why they believe the house is not special within the district and what are the structural problems preventing the house from being renovated and expanded upon.

**Public Comment**

None.

**Adoption of Meeting Minutes:**

Minutes for the August meeting will be presented in September for approval.

**Subcommittee Reports**

170 Hawthorne Avenue (as-built condition): – Subcommittee was provided a review for the installation of two windows at the attic that do not match one another. This was only recently provided so comments not expected for some time.

495 Ridgewood Avenue (removal of timber framing): HPC consultant was told today of work occurring at 495 Ridgewood Avenue that is showing the removal of timber framing at the front. This needs to be investigated and the work stopped if found that the work required HPC approval.

**Old Business**

Homeowner Workshop: Is on hold for the foreseeable future.

**New Business**

Ordinance: The HPC members are concerned that some changes occurring within the district are showing deficiencies in the current ordinance. For example, one owner is removing the original stained-glass windows and since they are not changing the openings the HPC has no jurisdiction over this work. HPC members noted that there should be something in the ordinance about receiving prior approval before removal of, at least, stained/leaded glass windows.

**Adjournment**

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

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC