

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

**January 3, 2018**

---

**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.

PRESENT: Chair Herrigel  
Vice Chair Githens  
Darby  
Kopec  
McMahon  
Way

Margaret Hickey, Consultant to the Historic Preservation Commission

ABSENT: Vande Stouwe  
Wright

**Introduction**

Chair Herrigel introduced himself and briefly described that the Commission has some New Year business to address before hearing the applications.

**Election of Chair and Vice Chair**

On a motion by Mr. Darby, seconded by Mr. Way, Mr. Herrigel was elected Chair of the Commission.

On a motion by Mr. Darby, seconded by Mr. McMahon, Ms. Githens was elected Vice Chair of the Commission.

**Appointment of Secretary**

On a motion by Chair Herrigel, seconded by Mr. Darby, Margaret Hickey was appointed Secretary.

**Adoption of By-Laws**

On a motion by Ms. Githens, seconded by Mr. Way, the 2018 By Laws were adopted with the following changes.

- Time of meetings shall be 7:30 pm.
- Item 6: the Borough's Historic Preservation Consultant shall serve as the Secretary of the Commission unless voted otherwise.
- Item 20: Designee of the Chair and Chair may change the order of the applications.

### **Adoption of 2017 Schedule of Regular Meetings**

On a motion by Ms. Githens seconded by Mr. Kopec, the 2018 Schedule of Meetings was unanimously adopted as modified.

### **Hearing of the Applications**

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

### **350 Ridgewood Avenue**

#### **Nichol and Michael Quinn**

Chair Herrigel called for the application. Michael Quinn, Owner, and Val DiGiacinto, Architect, presented the application. The work includes removal of an internal chimney so the Owner can make use of the second floor as an entertainment space. They also plan to replace the carriage house doors with insulated doors to match the existing; there will be no change to the carriage house opening.

On a motion by Ms. Githens, seconded by Mr. Kopec, to approve the application as submitted.

Darby	Yes	Githens	Yes	Herrigel	Yes
Kopec	Yes	McMahon	Yes	Way	Yes
Wright	Absent	(Alt. 1)	None	Vande Stouwe (Alt. 2)	Absent

### **39 Clinton Road**

#### **Annie and Tim Bayne**

Chair Herrigel called for the application. Annie and Tim Bayne, Owners, and Sean McAleer, Contractor, appeared before the Commission to present the application. The owner with the contractor's input reviewed the work, which includes replacement of an existing two-story deck resulting in a shallower deck at the second story than currently exists. The deck material is to be PVC and the railings to be textured aluminum to look like iron; samples of which were brought to the meeting.

Mr. Kopec noted some discrepancies in the drawings and the details that need to be resolved including how the girder is to be connected; a flush girder is proposed but the detail shows a dropped girder. Ms. Githens noted the fascia needs to be a paintable material not the PVC matching the deck, which is not paintable.

On a motion by Mr. Kopec, seconded by Mr. McMahon, the application was approved with the following conditions to be revised with the permit submission:

1. Detail B on Sheet A3 shall be corrected to show flush girder.
2. Material of the fascia to be noted.

Darby	Yes	Githens	Yes	Herrigel	Yes
Kopec	Yes	McMahon	Yes	Way	Yes
Wright	Absent	(Alt. 1)	None	Vande Stouwe (Alt. 2)	Absent

**300 Linden Avenue**  
**Rob and Kelly Lyons**

Chair Herrigel called for the application. Rob and Kelly Lyons, Owners, and Ann Sears, Architect, appeared before the Commission to present the application. The application is to add a second floor to house the bedrooms and to keep the living spaces on the first floor. Architect explained the design approach: essentially lift the footprint of the first floor over the second floor and mimic the overall roofline with the exception of the front porch; although the majority of the first floor windows have been changed to vinyl the second floor will include 6-over-1 composite sashes to match the original windows at the living room (the egress windows will be casements made to look like the double-hungs); the plan is to apply lap siding to the second floor where the first floor is finished with shingles; and the brackets at the roofs will be replicated at the roofline of the addition.

Ms. Githens noted that one of the big questions is that the members are comfortable with the massing and the house's relationship to the street, and the consensus was in the affirmative for two reasons: compared to the block this house with the second floor will continue to fit; and the existing peak is not that much lower than the proposed. However, some members noted that the building appeared to be top heavy.

Mr. Kopec noted that the treatment of the bump-outs (also noted as "wings" in the discussion) on each side create a slight imbalance and the overhangs of each accentuate the top heaviness.

The following is a synopsis of the key discussion points:

The west elevation: The shed roof over the half bath under the bump-out appears as a conflict. The recommendation was to have the bump-out for the half bath connect with the bump-out above and eliminate the shed roof.

The east elevation: The first floor bay projection and the second floor bump-out appear in conflict. Also the windows of the second floor bump-out and the first floor do not align which makes it appear to be a mistake. Architect agreed to review the plan and the east bump-out including possibly pulling it back to be flush with the first floor or setting it back from the street facade such that it mitigates the perceived imbalance in the street facade composition.

Siding treatment: There was some debate on the siding treatment and no consensus on the approach that should be taken. Some members lobbied for continuing the shingles on the 2<sup>nd</sup> floor addition. The Architect felt this approach might increase any massing (top heavy) problem. There was discussion about the possible transition from the lower shingles to the second floor that may help to resolve the issue, such as adding a flared base or a heavier trim band either of which may help to break up the first and second floor levels. There was also discussion that if lap siding is proposed for the 2<sup>nd</sup> floor, would it include corner boards or just meet at a mitered edge, which would eliminate the possible use of Hardie board or a similar material. Members noted that the other changes should be made and a decision by the architect/owner on the siding be presented for members' review.

Mr. Way noted the Architect should double-check the alignment of the windows and the proportions of the brackets.

By the request of the Owners, the application was withdrawn and will be resubmitted with the above issues resolved at the February meeting.

### **Public Comment**

None.

### **Adoption of the December 6, 2017 Minutes**

On a motion by Ms. Githens, seconded by Mr. Darby, the minutes of the December 6, 2017 meeting were unanimously adopted with the noted changes

- a. All references to Ms. Travia shall be removed as second alternate since she resigned prior to the meeting.
- b. 111 Ridgewood Avenue note "HPC's objective...".

### **Subcommittee Reports**

#### **134 Ridgewood Avenue**

Herrigel provided an update on the Owner's request to the Planning Board to overturn the HPCs decision on the railings. The Planning Board voted to uphold the HPCs decision.

#### **Linden Avenue School**

Stephanie Stancel, the school's representative, is pregnant and near her due date and did not realize that they needed to return to present the sign location. An e-mail provided noted that the recommendation on sign location to the right of the drive made by the HPC is not possible. As such, the members discussed possibly moving the sign to the left within the front lawn. The members agreed that a subcommittee vote could be taken between meetings to help expedite the process for the school. Hickey to reach out to Stancel and discuss members' findings.

#### **16 Sherman Avenue**

The contractor provided a sample of the Dutch-Lap siding, which was approved by the subcommittee.

#### **437 Ridgewood Avenue**

Final approval received by HPC subcommittee.

### **New Business**

Githens noted that she spoke at the December Planning Board meeting and mentioned the HPC's decisions with regard to the slate roofs (the HPC has recommended and will continue to recommend repair or replacement in-kind) and that the Planning Board may begin to receive applications to request overturning the HPC's decision. Githens noted that this issue may have to be addressed by Council if there is increased conflict over the issue.

**Adjournment**

On a motion by Mr. Way, seconded by Ms. Darby, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC