

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

February 7, 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
Way
Wright

Margaret Hickey, Consultant to the Historic Preservation Commission

ABSENT: McMahon
Vande Stouwe

Introduction

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

Hearing of the Applications

**300 Linden Avenue
Rob and Kelly Lyons**

Chair Herrigel called for the application. Rob and Kelly Lyons, Owners, presented the application. The work includes adding a second floor to a one-story Bungalow or Craftsman-style residence. This application was previously reviewed in January 2018 with HPC recommended modifications, most of which were addressed in this submission with a few items that required further review. This submission shows two options for the treatment of the second floor on the east elevation. The Owners preferred the first option and discussion focused on this option as the general approach appeared acceptable to many of the commission members, but with comments and concerns as follows:

The east projection is set flush with the front façade at the second floor causing the second floor to appear top heavy. A double corner board was installed, one to align with the edge of the first floor and a second to align with the projection, but HPC members believed this treatment was not enough to prevent the top heaviness. Mr. Wright, after discussions amongst various HPC members, proposed setting back the

east projection at least 5 inches to create a separation from the front wall of the main house to the projection.

Other discussions focused on three items:

The first was the roof plan was not drawn accurately resulting in extraneous lines on the west side of the roof.

The second was the second floor windows at the center of the east elevation are not centered on the windows below; a comment that was noted with the previous submission.

The third included a lengthy discussion on the use of clapboards verses shingles at the second floor level. The existing siding material is shingles but the design proposes using clapboards at the second floor. A skirt board has been added to separate the shingles from the proposed clapboards but the concern is that historically houses of this type were either entirely shingled or shingles at the second floor with clapboards at the first floor. The HPC was clear if the proposed approach was found acceptable the clapboards would have to be significantly narrower than the existing shingles below. Ms. Githens proposed voting on the siding issue separately but after discussion about historic precedent and HPC is blind to cost, discussion on a second vote was dropped.

HPC noted two other drawing issues: The North arrow on the plan is upside down, which made navigating the drawings cumbersome; and the elevations show a water table where there is none, which skewed the members perception of the elevations.

On a motion by Mr. Wright, seconded by Mr. Darby, the application was approved with the following conditions:

1. On the east elevation, the projection (or bump out) shall be set back from the front elevation at least 5 inches to help break up the façade as noted in the discussions above.
2. The roof plan needs to be modified to reflect the proposed conditions.
3. The central set of windows at the second floor on the east elevation should be centered on the windows below.
4. The base conditions on the elevations should be drawn properly, that is, without a water table.
5. The exposure of the clapboards on the second floor addition must be less than the exposure of the first floor shingles, that is, substantially less than 1 inch but closer to 2 inches, and the exposure should be no more than 5 inches.
6. Update the plans to reflect north properly.

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|--------|-----|----------|--------|-----------------------|--------|
| Darby | Yes | Githens | No | Herrigel | Yes |
| Kopec | Yes | McMahon | Absent | Way | Yes |
| Wright | Yes | (Alt. 1) | None | Vande Stouwe (Alt. 2) | Absent |

45 Midland Avenue**Larry Miller**

Chair Herrigel called for the application. Larry Miller, Owner, and the following representatives from Trinity Solar presented the application: Richard Stone, Esq., Larry Murphy, Engineer, and Tom Hickey, Sales. The application is to install solar panels on the south side of the roof of the main house. Mr. Murphy also presented at the meeting photographs with panels mocked in.

Mr. Wright noted that the solar panels proposed on the west side of the dormer will be visible from the street and this is not permitted in the district. Mr. Wright further noted that the edge of the solar panels to be set on the dormer will also be visible. Mr. Herrigel and Ms. Githens discussed to what extent they would be visible and Mr. Darby noted that there may be a way to soften the edge of the panels placed on the dormers.

Mr. Stone requested clarification that the HPC's position is if any portion of the panel is visible to the street the installation would be unacceptable. Mr. Herrigel along with other members reinforced the HPC's position.

Further discussion from various members and the Trinity Solar team focused on repositioning the panels to eliminate those to the west of the dormer, possibly adding ones to the shed at the rear, and installing a mock-up for those at the dormer so they are one, not visible above the ridgeline and two, can be softened at the roof edge along the west side of the dormer. Mr. Herrigel recommended Trinity Solar install a mock-up so the HPC members could view.

The application was withdrawn.

195 Sherman Avenue**Elizabeth Sackheim**

Chair Herrigel called for the application. Elizabeth Sackheim, Owner, and Chuck Molinaro, Contractor, presented the application. The application is to add a sunroom on the south side of the house.

Mr. Wright noted that it was difficult to assess the application because the drawings do not adequately show the existing conditions and how the sunroom will be attached to the house.

Application needs to include a side elevation in context or even a perspective sketch/photograph with the proposed sun room sketched in. The plan also needs to show the connection with the existing house and relevant dimensions.

Application should include cut sheets of metal and glass; a sample of the profiles would also be helpful.

The application was withdrawn.

Mr. Kopec recused himself from the next application due to a conflict of interest.

12 Hamilton Road

Gwen and Stuart Gold

Chair Herrigel called for the application. George Azrak, Architect, presented the application which includes modifying the rear of the house on the first and second floors without changes to the existing footprint. HPC noted that the windows on second floor are without divided lights even though noted; there should be no divided lights.

On a motion by Mr. Wright, seconded by Mr. Darby, the application was approved as presented with the note that the Owner has the option of installing divided lights at the proposed kitchen casement windows but no divided lights at the second floor windows.

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

Mr. Kopec rejoined the meeting.

456 Ridgewood Avenue

Trish and Brian Floor

Chair Herrigel called for the application. Brian Flood, Owner, and George Azrak, Architect, presented the application which includes adding a one-story mud room addition on the side of the house that faces Ardsley Road. HPC discussed the position and size of the proposed window panel and the shutters.

On a motion by Mr. Way, seconded by Ms. Githens, the application was approved as presented with the following conditions:

1. The shutters should be sized to the windows and to match others on house so they are large enough to close the window opening with traditional hardware.
2. Owner has the option to enlarge the window and move the panel below closer to the ground to match the existing adjacent window.

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

825 Ridgewood Avenue

Borough of Glen Ridge

Chair Herrigel called for the application. Michael Zichelli, Deputy Administrator, presented the application to provide various ADA road/sidewalk improvements to meet today's standards as part of on-going efforts to repave roads in the Borough. Refer to plans for locations. Borough proposed to use a tinted concrete (soft gray) where corners meet with concrete sidewalks and dark gray where the corners meet with slate sidewalks.

On a motion by Ms. Githens, seconded by Mr. Kopec, the application was approved as presented with the following condition:

1. HPC would like the opportunity to see the first corner when it is installed.

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

Public Comment

George Azrak, Architect, recommended that applications which are not fully formed should not be heard by the HPC.

Adoption of the January 3, 2018 Minutes

On a motion by Mr. Darby, seconded by Ms. Githens, the minutes of the January 3, 2018 meeting were unanimously adopted with the noted changes:

- a. Minor grammatical changes.

Subcommittee Reports

134 Ridgewood Avenue

Due to procedural issues, the application will be reheard by the Planning Board; a meeting date has not been set but the HPC will be informed once the date is set.

Linden Avenue School

The subcommittee reviewed and the Linden Avenue School officials acknowledged that the sign will be placed to the left of the front door and set parallel to the building.

16 Sherman Avenue

The Owner is seeking final approvals for permits this week so Ms. Githens stated that she should would visit the site and share any concerns with the subcommittee.

39 Clinton Avenue

The architect/contractor updated the detail of the connection at the porch per HPC comments so Ms. Hickey signed off on the permits.

New Business

Mr. Zichelli, Borough Deputy Administrator, presented a proposed fee schedule for permitted projects requiring HPC review, see attached. Mr. Zichelli noted that there were many options for approaching the fee schedule. HPC provided some comments but generally noted that what is being proposed is not onerous and Ms. Githens noted that costs proposed could be higher. Proposed fee schedule needs to be reviewed and approved by Council.

Adjournment

On a motion by Mr. Wright, seconded by Ms. Githens, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC