

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

July 6, 2016

OPMA & Roll Call

Chair Herrigel called the meeting to order at 8:00 p.m., and Ms. Henry read the Sunshine Act Notice and called the roll.

PRESENT: Chair Herrigel
Vice Chair Githens
Darby
Way
Wright
Kopec
Travia

ABSENT: McMahon
Schackner

Secretary Henry

Introduction

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

Hearing of the Applications

Chair Herrigel stepped down for the following application.

**Glen Ridge Country Club
555 Ridgewood Avenue**

Chair Herrigel called for the application and then recused himself. Vice Chair, Sarah Githens, chaired this application. Jim Kirkos, Glen Ridge Country Club President appeared before the Commission to present the application. Wayne Jacques, Jefferson Group Architects, Inc., and Lou Weiss, WFM Construction Consultants also appeared before the commission. The country club is seeking approval to change the elevations that were previously presented to the HPC and to obtain final approval from the HPC for their plans to renovate the existing pool house. The latest pool house renovation plans that were previously part of a presentation to the Commission were available for comparison. In the original design, the elevations were entirely covered with NuCedar shingles. The new proposed elevations are a mix of Nu-Cedar and Hardiplank siding, with Hardiplank predominating and NuCedar shown only on the gambrel-shaped surfaces closest to Ridgewood Avenue. The new windows on the west elevation will be wood and match the existing windows. The existing windows on the south elevation will be painted to match.

The Commission discussed the design. The Commission asked that the siding be deployed as follows: All surfaces of the first floor to be clad in Hardiplank. All surfaces of the second floor to be clad in NuCedar except for the north elevation facing the pool, the stair tower, the east elevation facing the golf course, and the easternmost half of the south elevation.

On a motion by Mr. Wright, seconded by Mr. Darby, the application was approved as submitted with the following conditions and subcommittee review and approval of revised plans:

1. On the south elevation, on the front half of the building, the 1st level is to be clapboard and the 2nd level is to be NuCedar shingle to match the gambrel.
2. Wall surfaces facing west above the 1st story are to be shingles, except the side wall of the rear section of the building on the right, and the stair tower next to the pool on the left.

Darby	Yes	Githens	Yes	McMahon	Absent
Schackner	Absent	Way	Yes	Wright	Yes
Herrigel	DNV	Kopec (Alt.1)	Yes	Travia (Alt. 2)	Yes

Chair Herrigel rejoined the commission.

Wells Fargo Bank 777 Bloomfield Avenue

Chair Herrigel called for the application. Christina Rodrigues, Wells Fargo Branch Manager appeared before the Commission. Bill Ryan, architect of record appeared before the Commission to present the application. The bank would like to replace the outermost teller lane with an ATM machine. No other changes will be made and the existing lighting will remain.

The Commission discussed the application.

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

Darby	Yes	Githens	Yes	McMahon	Absent
Schackner	Absent	Way	Yes	Wright	No
Herrigel	Yes	Kopec (Alt.1)	Yes	Travia (Alt. 2)	Yes

Pierre & Shannin Van Wayenberge 276 Ridgewood Avenue

Chair Herrigel called for the application. Pierre and Shannin Van Wayenberge, homeowners appeared before the Commission. Jonathan Perlstein, architect of record appeared before the Commission to present the application. The owners would like to add a mud room to the back of their house. The addition will be minimally visible from the street. The addition will be covered with stone to match the existing stone. The new windows will be painted wood, the railings on the steps will be historically correct. The roof will be an imitation slate.

The Commission discussed the application at length.

On a motion by Ms. Githens, seconded by Mr. Way, the application was approved as submitted with the following condition and subcommittee approval:

1. A sample of the roofing material to be used for the hip roof is to be provided for subcommittee approval.

Darby	Yes	Githens	Yes	McMahon	Absent
Schackner	Absent	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	Yes	Travia (Alt. 2)	Yes

Chair Herrigel & Mr. Wright stepped down for the following application.

Bettina Wittich

506 Ridgewood Avenue

Chair Herrigel called for the application. Bettina Wittich, homeowner appeared before the Commission. Albert Martorano, architect of record appeared before the Commission to present the application. The owner would like to repair the garage and replace the garage doors. The front of the garage is visible from the street. The garage doors will be wood and painted to match the house. The trim around the door will be Azak and a little wider than what exists now. The owner is also proposing to move a kitchen window and add a 3rd floor bathroom window. The window being moved will be wood with simulated divided light, Lincoln Series.

The Commission discussed the application at length.

A motion was made on the garage only.

On a motion by Mr. Darby, seconded by Mr. Kopec, the application specific to the garage only was approved as submitted:

Darby	Yes	Githens	Yes	McMahon	Absent
Schackner	Absent	Way	Yes	Wright	DNV
Herrigel	DNV	Kopec (Alt.1)	Yes	Travia (Alt. 2)	No

The Commission continued the discussion specific to the window changes. The owner would like to remove a window that currently exists in a closet but is currently not shown on the drawings. The Commission approved the movement of the kitchen window.

A motion was made on the window changes only.

On a motion by Mr. Kopec, seconded by Mr. Way, the application specific to the window changes was approved as submitted with the following conditions and subcommittee approval:

1. Revised drawings showing where a window is being eliminated.
2. Revised drawings showing the placement of a new dormer window.
3. Revised drawings stating the new trim will match the existing trim.

4. Revised drawings stating the type of new windows to be used.
5. If used, a sample of the non-wood window material must be approved by a subcommittee.

Darby	Yes	Githens	Yes	McMahon	Absent
Schackner	Absent	Way	Yes	Wright	DNV
Herrigel	DNV	Kopec (Alt.1)	Yes	Travia (Alt. 2)	Yes

Chair Herrigel and Mr. Wright rejoined the Commission.

Chair Herrigel stepped down for the following application.

**Anthony D’Imperio & Katie Broomfield
7 Ardsley Road**

Chair Herrigel called for the application. Anthony D’Imperio, homeowner appeared before the commission. Katie Broomfield, homeowner appeared before the commission. Piero Gabucci architect of record appeared before the commission to present the application. The owners would like to add a single story addition to the rear of their home to accommodate a powder room and laundry room. And as part of a kitchen renovation they would like to make a change to a window opening.

The commission discussed the application.

On a motion by Ms. Travia, seconded by Mr. Wright, the application was approved as submitted with the following conditions and subcommittee approval:

1. A west elevation drawing is to be provided for subcommittee review.
2. New windows are to be wood and noted on the drawings.
3. A 4-6“ setback for the addition is to be noted on the drawings.

Darby	Yes	Githens	Yes	McMahon	Absent
Schackner	Absent	Way	Yes	Wright	Yes
Herrigel	DNV	Kopec (Alt.1)	No	Travia (Alt. 2)	Yes

Chair Herrigel rejoined the commission.

**Jason Shuey & Michelle McKenna
186 Linden Avenue**

Chair Herrigel called for the application. Jason Shuey & Michelle McKenna appeared before the commission to present the application. The owners would like to replace their deck. They would like to go from wood to composite. The only other change is that the corner will be squared off. The deck will be minimally visible from the street. Only the railings and stairs will be visible from the street.

The commission discussed the application.

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

1. The fascia, lattice and stringer is to be wood. The decking can be composite wood.
2. If any changes are made the owner is to come before the commission with detailed drawings of the changes.

Darby	Yes	Githens	Yes	McMahon	Absent
Schackner	Absent	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	Yes	Travia (Alt. 2)	Yes

Margot & John Baugher

11 Ferncliff Terrace

Chair Herrigel called for the application. Margot & John Baugher, homeowners appeared before the commission. Jeff Rawding, architect of record appeared before the commission to present the application. The owners would like to expand the kitchen and add a family room to the rear of their home.

The commission discussed the application at length. The Commission would like a more detailed roof plan.

On a motion by Ms. Githens, seconded by Ms. Travia, the application was approved as submitted with the following conditions and subcommittee review and approval:

1. The west windows are to be wood.
2. The dimensions are to be added to the west elevation.
3. An accurate roof plan is to be submitted for subcommittee review.

Darby	Yes	Githens	Yes	McMahon	Absent
Schackner	Absent	Way	Yes	Wright	Yes
Herrigel	No	Kopec (Alt.1)	Yes	Travia (Alt. 2)	Yes

Mr. Kopec stepped down for the following application.

Christine & Todd Bender

164 Forest Avenue

Chair Herrigel called for the application. Dan Kopec, architect of record appeared before the Commission to present the application. The applicant is seeking approval to make window changes to a previously approved application.

The commission discussed the revisions.

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

Darby	Yes	Githens	Yes	McMahon	Absent
Schackner	Absent	Way	Yes	Wright	Yes
Herrigel	Yes	Kopec (Alt.1)	DNV	Travia (Alt. 2)	Yes

Mr. Kopec rejoined the Commission.

Adoption of the June 1, 2016 Minutes

On motion by Mr. Darby, seconded by Ms. Travia, the minutes of the June 1, 2016 meeting were unanimously adopted.

Subcommittee Reports**4 Appleton Place**

Chair Herrigel, Ms. Githens and Ms. Schackner reviewed and approved changes that were sent via email by Karin Robinson, architect of record requesting approval to adjustments that were made to the railing layout of the deck. The building inspector will not sign off on the inspection he conducted because the final design does not match the HPC approved drawings.

27 Douglas Road

Chair Herrigel, Mr. Darby and Mr. McMahon reviewed and approved via email the window placement and cut-sheet.

Public Comment

None

Other

A discussion took place regarding the as built change to the Glen Ridge Country Club Clubhouse that is different than the HPC approved plans. Due to the significant change the Commission is going to request that the Country Club appear before the full Commission to seek their approval for the change.

Adjournment

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

Respectfully submitted,

Debi Henry
Secretary