

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

November 2, 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
McMahon
Way
Wright
Kopec
Travia

ABSENT: Schackner

Secretary Henry

Introduction

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

Hearing of the Applications

**Marisa & Jon Doran
60 Ridgewood Avenue**

Chair Herrigel called for the application. Marisa and Jon Doran, owners appeared before the Commission to present the application. The owners would like to convert a sunroom into a second living room and extend the room out 2 feet and add a deck. The deck cannot be seen from the street. The new siding will match the existing siding on the house. The new windows will be from the Anderson series.

The Commission discussed the application.

On a motion by Mr. Kopec, seconded by Ms. Githens, the application was approved as submitted with the following conditions and subject to subcommittee approval:

1. The new windows are to be wood or paintable fiberglass and a cut sheet of the new windows is to be provided for subcommittee review and approval.
2. The upper sash of the new windows are to be simulated divided light and the head height is to match the adjacent windows.

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

Geoff & Gayle Lipari**328 Ridgewood Avenue**

Chair Herrigel called for the application. Gail Lipari, owner appeared before the Commission. Ken Bower, Bower and Company appeared before the Commission to present the application. The owner would like to replace their asphalt garage roof and side porch roof with either EcoStar or Poly Gem imitation slate. Samples of the imitation slate were passed to the Commission members.

The Commission discussed the application.

On a motion by Ms. Githens, seconded by Mr. Darby, the application was approved as submitted with the following conditions and subject to subcommittee approval:

1. Samples of each of the products is to be laid out side by side on the porch roof for subcommittee review and approval.

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

Heritage Legacy Holdings LLC**21 Argyle Street**

Chair Herrigel called for the application. Rich DeBone, owner appeared before the Commission. Paulina Mancilla, architect of record appeared before the Commission to present the application. The applicant is proposing a 2-story addition to the rear and side of the house. The new windows will be Pella wood windows. The new siding will be wood clad.

The Commission discussed the design.

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

1. The new windows are to be Pella wood with wood exterior and with simulated divided light.
2. The new windows are to be trimmed with historical sills (not "picture framed").
3. On the right side elevation, windows are to be added to the 2nd floor master bedroom.
4. The 2nd floor right side elevation is to be set back 8 inches.
5. The back deck railings are to be 4" on center.

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

Elizabeth & Miguel Nieves
18 Summit Street

Chair Herrigel called for the application. Miguel Nieves, owner appeared before the Commission to present the application. Nicholas Prestigiaco, Showcase Kitchen and Bath also appeared before the Commission. As part of a family room renovation, the owner would like to replace the windows so they more closely resemble the windows on the rest of the house.

The Commission discussed the application.

On a motion by Ms. Githens, seconded by Mr. Darby, the application was approved as submitted with the following conditions and subject to subcommittee approval:

1. The space between the two windows on the east elevation is to be reduced.
2. The sills of the new windows are to be at the same height as the existing sills in the area that is being renovated.

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

Mr. Wright stepped down for the following application.

Lillian Shi & Victor Lu
30 Hillside Avenue

Chair Herrigel called for the application. Lillian Shi, owner appeared before the Commission to present the application. As part of a renovation, a vinyl French door replacing a window and a door, was installed on the rear of the house which can be seen from the street. The owner is seeking approval for the door.

The Commission discussed the application.

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

1. The vinyl door is to be replaced with a wood door with simulated divided lights.
2. A cut sheet of the new door is to be provided and approved.

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

Mr. Wright rejoined the Commission.

Eric Baker

250 Washington Street

Chair Herrigel called for the application. Eric Baker, owner and architect of record appeared before the Commission to present the application. Mr. Baker is proposing to build an addition to the rear of the house. He would also like to change the roof and siding. Two different roof lines were shown to the Commission members. Mr. Baker would also like to make changes to the 2nd floor windows.

The Commission discussed the design.

On a motion by Ms. Githens, seconded by Mr. Darby, the application was approved as submitted *in concept only* with the following conditions and subject to subcommittee review and approval:

1. The size, design and placement of the dormer is to be modified.
2. The roof over the front entry is to be more decorative.
3. There are to be no trim boards below the historic sill of the window.
4. The windows on the elevations are to coordinate with the plans.
5. The windows on the first floor in the front of the house are to go down in size and width, and the windows on the 2nd floor will be equal to that width.
6. The front entrance is to be modified.
7. On the east elevation a decorative enhancement is to be added to the stairwell bump out which will impact the 3rd floor window.
8. The roof return on the east elevation is to be modified.
9. A new west elevation drawing is to be provided.
10. Specifications for the garage doors is to be provided.
11. Specifications for the new windows is to be provided.
12. All dimensions and materials are to be included on the drawings.

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

Adoption of the October 5, 2016 Minutes

On a motion by Ms. Githens, seconded by Mr. Kopec, the minutes of the October 5, 2016 meeting were unanimously adopted with the noted changes.

Subcommittee Reports

15 Hillcrest Avenue

Chair Herrigel and Mr. McMahon met with Mr. Wright, architect of record at the construction site to review the brick being proposed. The brick was approved.

178 Bay Avenue

Mr. Kopec and Ms. Githens reviewed and approved the revised plans for the garage.

555 Ridgewood Avenue

Mr. Wright and Mr. Kopec reviewed and approved another revision to the Pool House. Mr. Wright reviewed and approved the roof framing at the front of the Clubhouse.

16 Sherman Avenue

Chair Herrigel, Ms. Githens and Mr. McMahon reviewed the revisions made.

11 Ferncliffe Terrace

Ms. Travia, Mr. Kopec and Mr. Darby reviewed and approved the revised plans reducing the size of the addition.

190 Sherman Avenue

Mr. Darby, Ms. Githens and Ms. Travia reviewed and approved the modifications made to the plans.

404 Ridgewood Avenue

Chair Herrigel, Ms. Githens and Mr. Wright approved one of the bricks the owner submitted. The subcommittee requested that the mason use a buff mortar rather than the gray that was used in the sample.

162 Ridgewood Avenue

Mr. McMahon and Mr. Kopec reviewed the revised plans and requested that the area where the addition is being proposed be staked out.

Public Comment

None

Adjournment

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

Respectfully submitted,

Debi Henry
Secretary