

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

February 2, 2022

OPMA & Roll Call

Chair Darby 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 Darby
Vice Chair Vande Stouwe
Colello
Lane
McMahon
Stearns
Yewaisis
Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Moriarty

Hearing of the Applications

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

39 Woodland Avenue

Bennett Rummel and Christine Zhang

Chair Darby called for the application. Bennett Rummel and Christine Zhang, Owners, presented the application with their Architect, Jason Papa. The project includes enclosing a screened-in porch and converting to a three-season room, add a small second floor bump-out to improve a bedroom, adding doors to the rear yard, adjusting second-floor windows, and improving the transition between the existing addition and the main building. All windows are to match existing, which are A-Series Andersen composite exterior. Mr. Colello found that the modifications improved the plan and found no issue with the massing. Ms. Vande Stouwe and Mr. McMahon agreed. Mr. McMahon suggested relocating the vent line for the powder room to the back of the roof. Asked about the door, which will be Marvin composite. The new work will impact the existing electrical service connection and suggested moving it to the left side of the projection. Mr. Stearns clarified the finish of the foundation, a painted parge, be indicated on the drawings. He noted that the new doors do not align with the windows above and this be changed so the French door and windows above align. Asked the HPC if all were okay with the larger sliding doors and it was agreed the brick site wall would conceal these and any changes to the wall would need HPC approval. The light configurations on the larger window on the southeast elevation does not match the existing house and it was agreed the new window will be made narrower to match the light configurations of all the other windows.

On a motion by Mr. McMahon, seconded by Ms. Yewaisis, the application was approved with the following conditions to be approved by the HPC Consultant except where noted:

1. Change window at southeast gable end with a six-over-six window similar to the front.

2. The cedar shingles should have the same exposure as the second floor.
3. Rear entry should be shown as centered on the gable.
4. Drawings shall reflect a parge coat at the foundation for the addition.
5. Proposed windows and doors, which should be reviewed by the subcommittee.
6. The sliding door shall be wood or composite.
7. The vent for the restroom should be set to the rear elevation and not on the side of the house.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Absent	Stearns	Yes	Vande Stouwe	Yes
Yewaisis	Yes	Lane (Alt. 1)	Yes	(Alt. 2)	

43 Willow Street

Jason Awad

Chair Darby called for the application. Jason Awad, Owner, presented the application, which is a return from the January meeting for approval of as-built conditions. Mr. Awad is proposing to change the siding from vertical to horizontal at the front elevation and retain the vinyl siding, have the brick at the foundation and chimney to match the stairs, and provide a new wood railing with baluster spacing. The HPC clarified that Mr. Awad is proposing to use vinyl at the front and keep the vinyl at the sides. Asked if he looked at the Historical Society files to gain an understanding of the building's historical appearance; Mr. Awad did not look at their records. He provided a cut of the railings and noted that the previous railing was wrought iron. The HPC noted they would need to see a sample of the brick being proposed for use. HPC noted that the railing should have a top and bottom rail, it should not be pressure-treated wood, the design of the handrail proposed is not appropriate, and the HPC would need more information on the railing before any approvals could be made. There was a lengthy discussion between the HPC members about the use of vinyl and permitting it in this situation only. The conclusion was that if this application had been presented before the work began, vinyl would not have been approved and either Hardie or wood would have been the only acceptable options. This would apply to not only the front but the two visible sides of the house.

On a motion by Ms. Yewaisis, seconded by Vice Chair Vande Stouwe, the application was moved for the Applicant to return the full commission with the following changes:

1. Provide drawings showing new wood railing including materials and dimensions.
2. Provide drawings that show the front and two sides will be clad with either wood clapboards or Hardie siding boards.
3. Show the retaining wall in brick similar to the brick proposed for the foundations and matching the existing stairs.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Absent	Stearns	Yes	Vande Stouwe	Yes
Yewaisis	Yes	Lane (Alt. 1)	Yes	(Alt. 2)	

145 Hawthorne Avenue

Jacob and Allison Schwam

Chair Darby called for the application. Jason Schwam, Owner, presented the application with his Architect, Jim Kokkalis, to enclose an existing side porch in order to expand an existing living/family room and remove a 1970s bump-out and expand it along the back fully. The work includes revising the fenestration at the formerly enclosed porch from two to four windows, retaining the large overhang of the hip roof, and placing a set of stairs under the roof. The HPC noted that the front elevation is missing from the drawing set. Mr. Stearns noted discrepancies in the drawings in that the roofline is

either too high or the windows are too low, creating some confusion; Architect needs to correct the drawings. There was some discussion about the open trellis system proposed for the corners of the hip roof and most agreed it was inappropriate. HPC also clarified that the railings at the porch are to be wood and the balusters to match the house.

On a motion by Mr. Stearns, seconded by Mr. Stearns, the application was approved with the following conditions to be reviewed by subcommittee:

1. Provide accurate drawings of existing conditions for all elevations including provide a front elevation.
2. Remove the corner trellis detail at the roof.
3. Provide the specifications for the windows proposed for use.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Absent	Stearns	Yes	Vande Stouwe	Yes
Yewaisis	Yes	Lane (Alt. 1)	Yes	(Alt. 2)	

96 Ridgewood Avenue

Deirdre and Jason Carlough

Chair Darby called for the application. Deirdre and Jason Carlough, Owners, presented the application with their Architect, Erik Schultz to add a front entry portico at the main door and add a one-story family room, and add a small second-story addition at the rear/side of the house (where the family room connects to the main house) to create another bathroom. The Architect explained the detailing of the entrance portico and that the house was originally a farmhouse converted to a Colonial Revival style building and the eave at a portion of the main house was altered as part of that renovation. Mr. Stearns clarified the windows shall either be A or 400-Series Anderson composite or Marvin wood or composite; Architect to clarify. He questioned the scale of the chimney. Mr. Stearns suggested for the front portico to add dentils at the eave and remove the railings if they are not required. Mr. McMahon suggested separating the paired double-hung sashes with a mullion between at the family room addition and the two casement windows at the second floor seem out of place. Ms. Yewaisis found the octagonal window at the addition to be inappropriate.

On a motion by Mr. McMahon, seconded by Ms. Yewaisis, the application was approved with the following conditions to be reviewed by subcommittee:

1. Provide details at the front porch which are consistent with the front elevation.
2. Provide the window specifications proposed for use at the addition.
3. At the paired windows, provide a mullion between the windows to match conditions at the dining room.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Absent	Stearns	Yes	Vande Stouwe	Yes
Yewaisis	Yes	Lane (Alt. 1)	Yes	(Alt. 2)	

Public Comment

None.

Adoption of Meeting Minutes:

On a motion by Ms. Yewaisis, seconded by Mr. Colello, the minutes from the January 5, 2022 meeting were approved.

Subcommittee Reports

43 Ridgewood Avenue (additional revisions): The subcommittee were sent additional changes to three windows at this Tudor Revival residence.

Old Business

Ordinance Changes: No further movement but HPC Consultant will be tracking progress with Erik DeLine, Director of Planning and Development.

New Business

Chair Darby noted that there is a new potential member who has volunteered to be on the Commission.

Ms. Yewaisis is co-chairing the Arts and Eco Fair in May and asked if the HPC could have a booth and promote the new design guidelines. The members agreed that a pamphlet with a QR code to link to the guidelines would be a good idea. Chair Darby offered to work with Ms. Hickey to get this ready.

Adjournment

On a motion by Vice Chair Vande Stouwe, seconded by Ms. Moriarty, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC