

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

March 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 Geoffrey Darby
Vice Chair Lynn Vande Stouwe
Nicholas Colello
In Koo Kim Lane
Dan McMahon
Ginny Moriarty
Christine Yewaisis (arrived toward end of meeting)
Joaquin Stearns

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT:

Hearing of the Applications

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

**855 Bloomfield Avenue
Group B Properties FI, LLC**

Chair Darby called for the application. Max Bittan, Owner, presented the application to remove an existing chimney, which is deteriorating and it no longer has a purpose. The plan is to simply remove it and cap.

On a motion by Mr. McMahon, seconded by Ms. Vande Stouwe, the application was approved as submitted.

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

**66 Highland Avenue
John and Katarzyna (Kasha) Myers**

Chair Darby called for the application. John and Kasha Myers, Owners, presented the application with their Architect, Al Martano to remove a non-working fireplace, and remove a window on the side elevation as part of a kitchen renovation. Mr. Kim asked what is going in the place of the window, siding was the response. Mr. McMahon was concerned about the lack of a window at the section of

elevation where it is to be removed. Mr. Stearns had a similar concern. Ms. Vande Stouwe recommended turning the existing into a window shadow box. After some discussion between the HPC members, Owners, and Architect it was agreed the window could be moved two feet toward the front.

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

1. Update the drawings to show the existing window relocated and centered above the basement window toward the front.

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

12 Rudd Court

Liza Chanco and Kevin Amahit

Chair Darby called for the application. Liza Chanco and Kevin Amahit, Owners, presented the application with their Architect, Dan Kopec, to remove an existing garage that is in poor condition and build a new garage in a different location. The new garage will match the existing main house in its detailing and has a single double door. Mr. Colello noted that two separate doors would be preferred. Other HPC members agreed two doors would be preferred. There was also some question about the overall width of the garage and recommended trimming the space on either side of the doors. Most HPC members agreed two eight-foot doors would be preferable, asked for a cut sheet of the door, and noted the gable end vent should be wood and noted on the drawings.

On a motion by Mr. McMahon, seconded by Ms. Vande Stouwe, the application to remove the garage was approved as submitted.

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

On a motion by Mr. Colello, seconded by Ms. Vande Stouwe, the application to build a new garage in a new location was approved with the following conditions to be reviewed by subcommittee:

1. Install two 8-foot doors with a post in the middle of the two openings.
2. The gable end vent shall be wood.
3. The foundation should be parged concrete.
4. Provide a cut sheet for the garage door.

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

87 Windsor Place**Caitlin and Michael Andrews**

Chair Darby called for the application. Caitlin and Michael Andrews, Owners, presented the application with their Architect, Dan Kopec, to enclose a side porch and add a front entrance portico. The discussion started with the enclosed porch. Mr. Kopec looked at other similar buildings for the proposed changes which includes adding clapboard to match and a single six-over-six wood window to match the main house including no changes to the roof. The Owners noted they prefer the shutters and clarified they would be louvered and hung in a traditional manner. Ms. Moriarty thought the shutters balanced the garage door at the other end of the house. The discussion turned to the front entrance portico with questions about the detailing of the columns, confirming the existing front stoop will remain, and the front door will have to be reworked because the existing surround features would be too close to the new porch features. The light fixture would need to be approved by subcommittee.

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

1. The use of shutters is at the discretion of the Owner.
2. Cut sheet for the light fixture for the front porch shall be provided.

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

Chair Darby, Mr. McMahon, and Mr. Lane recused themselves from the next application.

558 Ridgewood Avenue**Carolyn Badenhausen**

Vice Chair Vande Stouwe called for the application. Carolyn Badenhausen, Owner, presented the application with her Architect, Val DiGiacinto, to add an addition and covered porch to the rear of the existing house, which is a corner lot. The addition includes one stair to the mud room and a second with access to the rear off the proposed family room. There are some modifications to the windows at the rear and side elevations to accommodate the new roofs over the addition. The HPC members had a number of concerns beginning with the Gray Street elevation. Mr. Colello confirmed the column supporting the porch roof will be 75% of the front columns but matching otherwise. Mr. Stearns asked what is driving the roofline. Ms. Moriarty questioned the one-sided sidelight at the porch door. Mr. Kim questioned what the size of the addition is compared to the existing house including the existing front porch; he questioned the appropriateness of the scale of the addition overall. Mr. DiGiacinto did not know the exact size, but most members were okay with the scale as the lot is larger. Mr. Kim thought the entire addition was not consistent with the existing house in its architectural detailing. There was extensive discussion on the roofline as there are a number of roof pitches and none of which appear to match the main house. There is also no roof plan in the application materials and members could not determine how the proposed roof configuration was going to work. There were other clarifying remarks including confirming the foundation will be parged, the pier supporting the columns should be square and parged, and the windows will be Anderson 400 series composite. For the north elevation, the smaller window should match the smaller window elsewhere on the house. Mr. Kim felt the new doors were also inconsistent with the style of the house since they were multi-light, which is not reminiscent of the Dutch Colonial Revival.

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

1. Provide a roof plan showing how the roofs are integrated with the existing house. (HPC members noted that if the subcommittee cannot agree on the roofline changes, the application may need to return to the full committee.)
2. The window on the north elevation at the bathroom should match one of the existing small windows at the main house.
3. Drawings to note that the foundations are to be parged.

Darby	Recuse	Colello	Yes	McMahon	Recuse
Moriarty	Yes	Stearns	Yes	Vande Stouwe	Yes
Yewaisis	Abstain	Lane (Alt. 1)	Recuse	Kim (Alt. 2)	No

Chair Darby, Mr. McMahon, and Mr. Lane returned to the meeting.

Public Comment

Dan Kopec, Architect, presented informally a proposed design for 523 Belleville Avenue, which is going to be featured on the TV show, "George to the Rescue" and will have an accelerated design and construction process. The work consists of renovating the kitchen, potentially removing an existing window on the side elevation, and improving the fenestration at an existing three-season front porch. The HPC members found the renovations to the porch acceptable in concept as well as the window changes with the preference that the window toward the front remain and the one toward the back could be removed.

Adoption of Meeting Minutes:

No minutes to review.

Subcommittee Reports

43 Ridgewood Avenue (additional revisions): The revisions to three windows were reviewed and approved by the subcommittee.

145 Hawthorne Avenue (project with trellis on the roof): Revisions and corrections to the drawings were reviewed and approved by subcommittee.

96 Ridgewood Avenue (side addition/front entry): Changes proposed were found to be too significant for the subcommittee and the Applicant will be returning to the full HPC for review.

Old Business

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

New Business

Vice Chair Vande Stouwe has decided to leave the HPC Commission and this is her last meeting. Chair Darby thanked Lynn for her service and asked members to make suggestions on her replacement.

Chair Darby and Ms. Hickey are to work on a pamphlet for the Arts and Eco Fair in May.

Adjournment

On a motion by Mr. McMahon, seconded by Vice Chair Vande Stouwe, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC