

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

May 4, 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 Dan McMahon
Nicholas Colello
Peter Korian
Ginny Moriarty
Joaquin Stearns
Christine Yewaisis

Gregory Lane, Alternate 1
In Koo Kim, Alternate 2 (arrived late due to technical difficulties/left early)

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.

65 Woodland Avenue

Vyachesla (Steven) Kuyan

Chair Darby called for the application. Steven Kuyan, Owner, presented the application, which is a return from last month. The work includes expanding to the rear one-half bay (about 7'-6" depth) for a kitchen and mud room expansion as well as repairing the building from fire damage. The work includes adding a window on the front elevation next to the chimney at the attic and reconfiguring the windows and doors on the left elevation. Mr. Lane asked about the detailing for the columns at the door overhang. Mr. McMahon recommended not using pine but using Boral, Hardie or similar material for the trim. The work includes retaining two of the French door openings with new doors; a cut sheet is needed.

On a motion by Vice Chair McMahon, seconded by Ms. Yewaisis, to approve the application with the following conditions to be reviewed by subcommittee:

1. Provide detailing for the columns at the porch overhang.
2. Modify the materials for the exterior trim.
3. Provide a cut sheet for the doors.

Darby	Yes	Colello	Yes	McMahon	Yes
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Moriarty	Yes	Stearns	Yes	Korian	Yes
Yewaisis	Yes	Lane (Alt. 1)	----	Kim (Alt. 2)	----

Christine Yewaisis recused herself from the next application.

22 Burnett Street

Kevin and Edith Brennan

Chair Darby called for the application. Kevin and Edith Brennan, Owners, and their architect, John Guadagnoli presented the application, which is a return from last month. The work is for the construction of an addition at the attic level toward the rear of the house. Mr. Guadagnoli returned with a three-dimensional view of the proposed addition in order to address the massing that was expressed as a concern by the HPC at the last meeting. Mr. Korian appreciated the detailing of the addition but expressed some concerns about the massing. Mr. Colello has less concerns about the massing with this submission. Mr. Stearns expressed concern that the ridge of the addition is two to three feet above the existing ridge and therefore takes priority, which is not a positive attribute. The addition appears top heavy and suggested the ridge at the addition should be brought down two feet. Mr. and Mrs. Brennan expressed concern that if they return to another meeting without more concrete guidance, they may not gain approval for the project. Mr. Stearns noted that the massing is still overwhelming, recommends the addition be pushed further back on the ridge and the ridge of the addition lowered, and more context of neighboring properties be provided. Unfortunately, the 3D renderings did not alleviate the concerns noted at the last meeting. Mr. Darby suggested the HPC put together an advisory subcommittee so alternate designs can be reviewed prior to the next meeting.

Christine Yewaisis returned to the meeting.

107 Clark Street

Dave Surti and Nina Patel

Chair Darby called for the application. Dave Surti, Owner, and their architects, Albert Albu and Gabriella Zsiros, presented the design which includes removing a door and roof overhang on the second-floor balcony and infilling the opening with clapboard, as the first part of the project. The second part of the project will be to reconfigure the windows at the existing kitchen although the exact windows have not yet been chosen. Mr. Colello suggested the changes at the front appear okay. Mr. Kim asked if the door is to be removed should the railing also be removed. Mr. Colello thought the railing connected the two edges of the roofs and should remain.

On a motion by Mr. Colello, seconded by Vice Chair McMahon, to approve the application to remove the door at the first-floor balcony as proposed.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Yes	Stearns	Yes	Korian	Yes
Yewaisis	Yes	Lane (Alt. 1)	----	Kim (Alt. 2)	----

The second project will include reconfiguring existing windows in a stone masonry wall. Mr. Stearns suggested that the stone between the windows match the mullions of the openings set in the next bay, same elevation and provide a new stone sill to match as well. Mr. Stearns also noted the mortar should match. Ms. Moriarty noted that the proposed windows are shorter than the others and they should match in head height.

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

1. Provide the specifications for the windows.
2. The window mullions shall match the mullions in the adjacent bay to the front.
3. The window sills should match the adjacent bay to the front.
4. Match the head height of the windows to the adjacent bay to the front.
5. Review, on site, of the stone proposed for use.

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

190 Midland Avenue

Nicole Rizzuto

Chair Darby called for the application. Nicole Rizzuto, Owner, presented the application to reduce the height of the existing chimney to a safe level. The existing chimney sways, has significant cracks, and is a safety issue.

On a motion by Mr. Stearns, seconded by Ms. Moriarty, to approve the application with the following conditions:

1. Reduce the height of the chimney as proposed or to meet code, which may be more than what has been submitted.
2. If a strap is needed for safety purposes, the Owner will need to come back to the HPC.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Yes	Stearns	Yes	Korian	Yes
Yewaisis	Yes	Lane (Alt. 1)	-----	Kim (Alt. 2)	-----

259 Ridgewood Avenue

Craig and Michele Snyder

Chair Darby called for the application. Craig Snyder, Owner, presented the application to add an extra parking spot next to the existing garage, reconfigure the retaining wall, and reconfigure the fence to match the existing. Mr. Snyder noted that the retaining wall will match the existing, the curb cut is to remain as is, and the concrete pavers will match the existing except behind the new fence location, which will be a basketball area and concrete will be used. Mr. Stearns and Mr. McMahon noted a few inconsistencies in the drawings and a lack of detail. The HPC members confirmed with the Owner that the corner post is to be reestablished at the retaining wall and that the inset panel will also be recreated.

On a motion by Mr. Korian, seconded by Vice Chair McMahon, to approve the application with the following conditions to be reviewed by subcommittee:

1. Revise the drawings to show the difference between the paving materials and showing the scope of work in more detail.
2. The new section of retaining wall is to match the existing at the corner and inset panel.
3. Drawings should show the fence is to match existing in-kind.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Yes	Stearns	Yes	Korian	Yes
Yewaisis	Abstain	Lane (Alt. 1)	-----	Kim (Alt. 2)	Absent

22 Hamilton Road

Lin and Chris Gavin

Chair Darby called for the application. Lin and Chris Gavin, Owners, and their architect, George Held, presented the application to remove the existing garage and replace with a new two-car garage that is relocated further from the property line. The new garage will be one and one-half stories in height, the shingles and siding configuration to match the existing house. The HPC members noted that the cut sheets for the garage doors and light fixtures are to be submitted and the two windows at the front dormer made approximately six inches shorter to better fit the façade configuration.

On a motion by Ms. Moriarty, seconded by Ms. Yewaisis, to approve the application as submitted with the following conditions to be approved by subcommittee:

1. Shorten the window at the second floor approximately six inches;
2. Provide a cut sheet for the garage doors; and
3. Provide a cut sheet for the windows.

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

66 Sunset Street

Martin Kurzwell and Fiona Graff

Chair Darby called for the application. Martin Kurzwell and Fiona Graff, Owners, and their architect, Jerry Bruno, presented the application to add a two-story rear addition to a corner property. The addition is to be set within the strict setbacks that the Owners do not want to encroach upon. As such, the addition is set back from the sidewalk and the main house. The siding, trim, and other features are to match the main house. Because of the setback requirements and to make the floor plan work on the interior, a portion of the exposed fireplace back is partially enclosed by the addition. One of the other features of the addition is a box bay projection with a shallow standing-seam metal roof. There are only minor changes to the main house including changing a picture window under the porch with two hung windows and changing casement sashes on the first floor with hung sashes at the front elevation.

The HPC members and the Architect had a lengthy conversation in order to clarify the details of the plans. Mr. Colello was initially concerned about the addition being too long but the massing appears appropriate. Where the addition meets the addition at the fireplace back is awkward. Mr. Stearns recommended the brick at the fireplace back at the first floor could be clad with shingles to match the house and addition. He also recommended the foundation of the fireplace back be parged to also keep the siding and foundation aligned. The HPC members noted that PVC shutters are not permitted in the district. There was some discussion about the metal roof on the box bay window projection.

On a motion by Vice Chair McMahon, seconded by Ms. Yewaisis, to approve the application with the following conditions to be reviewed by subcommittee:

1. Change the shutters to wood and to be hung in a traditional manner;
2. Encase the first-floor level of the fireplace back with shingles and parge the foundation level to match the foundation;
3. Use composite Marvin, Elevate line of windows (or wood); and
4. Use Hardie or Boral (smooth side) instead of Azek for the trim.

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

Public Comment

None.

Adoption of Meeting Minutes:

Ms. Moriarty moved and Mr. Colello seconded approval of the March 2, 2022 Meeting Minutes. Ms. Yewaisis moved and Mr. Colello seconded approval of the April 6, 2022 Meeting Minutes. All were in favor of both motions.

Subcommittee Reports

222 Ridgewood Avenue (Blue Foundry Bank): New slate roofing approved by subcommittee.

346 Ridgewood Avenue (enclosing second floor windows): Applicant requested for the removal of an additional window but the subcommittee rejected the request as it left the second floor side elevation devoid of fenestration.

217 Baldwin Street (rear addition): Revised drawings only recently sent to subcommittee. The changes include changing the roof at the addition to asphalt shingles and reworking the powder room fenestration to better work with the existing building.

55 Ridgewood Avenue (second floor addition): Drawings submitted revise the roof overhang/eave in order to improve the transition between the new and existing roofs; these were reviewed and approved by subcommittee.

182 Ridgewood Avenue (enclosure of sunporch): Architect revised the drawings to show the repair of the stucco and to remove the proposed balustrade; these were reviewed and approved by subcommittee.

251 Forest Avenue (removal of newer half-timbering): Owner was proposing the removal of half-timbering that was installed about ten years prior; subcommittee reviewed to ensure proper advice was given.

Old Business

Arts and Eco Fair: Mr. Darby and Ms. Hickey are completing the pamphlet for the design guidelines.

New Business

Continuing Education: Mr. Darby suggested, since there are many new members, to provide continuing education again on the *Rehabilitation Standards* and on the use of alternative materials.

Adjournment

On a motion by Ms. Yewaisis with all in favor, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC