

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

July 6, 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
Ginny Moriarty
Joaquin Stearns
Christine Yewaisis
Gregory Lane, Alternate 1

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Peter Korian
In Koo Kim, Alternate 2

Hearing of the Applications

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

212 Hillside Avenue

George Scott and Tracy Adusei

Chair Darby called for the application. Tracy Adusei, Owner, and the Architect, Stephen Kowalski, presented the application, to convert from a three-family to two-family home, which had been neglected by the previous owners. The Architect explained the changes made since the previous submission in June: provided more detail to the squared off box bay including changing the windows; reduced the size of the dormers on the third floor; created a more regular spacing of the windows; and a skylight was added at the top of the gambrel. Chair Darby brought attention to the skylight on whether it was visible. Vice Chair McMahon found the windows on the first and second floor of the box bay are oversized and thinks it would be difficult to see the skylight. The rear extension will change the relationship of the rear yards in relation to the neighbors. Mr. Colello noted that the other skylight proposed in the last version still shows on Sheet D1. Ms. Yewaisis thought the windows in the box bay were fine in terms of their size. Mr. Stearns thought the center window should be a double hung and all of the windows smaller and the same size. The roof over the box bay is copper and the discussion turned toward a recommendation of a shallower sloped roof clad with modified bitumen so it would not be readily visible.

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

1. At the box bay window, the three (3) windows should be the same size and type.
2. Change the slope of the small roof over the box bay to a low-slope roof and finished with modified bitumen roofing.

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

15 Victor Avenue

Eric Tash and Perri Sevano

Chair Darby called for the application. Perri Sevano, Owner, presented the application to renovate the existing kitchen and rear porch. The work includes replacing the porch windows with Andersen 400 series, which would be mostly visible from the west elevation. Mr. Colello noted the window sills should have a slightly lower sill height to align with the windows at the main house, the product information should be on the drawings, and the windows should note SDL/GBG for the muntins.

On a motion by Ms. Moriarty, seconded by Mr. Colello, to approve the application with the following conditions to be reviewed by the HPC consultant:

1. Align the window sills.
2. Specify on drawings the windows and that the muntins will be SDL/GBG.

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

28 Highland Avenue

Stephanie Harvell and Anthony Feldman

Chair Darby called for the application. Anthony Feldman, Owner, and Don Zichelli, contractor, presented the application to remove the low wood wall at the front porch; the low wall is a later addition. The plan is to install a tradition wood railing with top and bottom rails and wood balusters. Mr. McMahon recommended the top rail align with the window sills where the porch is partially enclosed and the spacing of the balusters should be under three inches. He also noted that the railing between the columns will be long and the contractor clarified it will be supported by wood block either at two places or at the center. Mr. McMahon noted the railings at the stair needs to be better detailed including the newel sitting on the bottom step and the cap of the post detailed.

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

1. Provide the newel detail showing location and cap.
2. Confirm on drawings the spacing on the railing.
3. Height of the top rail to match the sill of the windows at the porch contingent to the code official agreeing with the shorter height.

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

189 Forest Avenue

Lin Cong and Ollin Rich

Chair Darby called for the application. Collin Rich, Owner, presented the application to create a new rear stair off the existing the kitchen, which is under renovation. Only the rear entry stair will be visible. The HPC members clarified the treads and deck will be a composite, and the railing will be a traditional top and bottom rail with narrow spacing of the balusters; the Owner presented a photograph of the appearance, but the drawings need to be updated. The HPC members also noted there should be framed lattice under the deck and stair. The HPC members recommended the Owner refer their Architect to the design guidelines. Mr. McMahon also noted the railing will probably need a newel at the top and bottom of the stair.

On a motion by Ms. Yewaisis, seconded by Mr. Lane, to approve the application as proposed with the following changes to be reviewed by subcommittee:

1. Provide an updated drawing to show more detail on the railings and the newel post as discussed.

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

Nicholas Colello recused himself from the next application.

56 Clark Street

Nicholas Colello and Katherine Bojsza

Chair Darby called for the application. Nicholas Colello and Katherine Bojsza, Owners and Architects, presented the application to modify the existing stair at the front porch to have them span between the existing porch columns and aligned with the front door. The newel posts will be centered on the existing columns. Under the stairs, the plan is to recreate the framed lattice. The top rail is set at 34 inches but would like it to align with top rail, which is shorter, if the code official will permit it. The treads will be two pieces with a small gap to permit drainage.

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

1. Change the drawings to show two (2) pieces of board for the treads.
2. Lower railing to match top rail at porch, if permitted by the code official.

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

Nicholas Colello returned to the meeting.

190 Midland Avenue

Nicole Rizzuto and Benjamin Hochberg

Chair Darby called for the application. Nicole Rizzuto, Owner, presented the application to add a one-story addition to the rear by removing a later addition and setting the addition immediately behind the main house. The Owner noted the addition should be minimally visible and the roof is a simple gable with the eave not extending beyond the house. Ms. Yewaisis agreed the addition is not highly visible. However, Chair Darby countered and thought it would be visible, especially the roof. Mr. Colello clarified the roof material; the Owner said it will be asphalt shingles. Mr. Lane asked if the roof should match the slate of the main roof and noted the gable roof makes the addition look like addition. There was an extensive discussion on the issue of slate and whether the new roof should match. The Owner preferred not to use slate and asked if other options might be available. Most of the HPC members agreed asphalt shingle is not the appropriate roof for this architecturally distinctive house.

On a motion by Mr. Lane, seconded by Mr. McMahon, to approve the application for the addition only but excluding the asphalt shingle roof. The Owner may return in August with the following considerations presented by the HPC members:

1. Matching slate would be the preference.
2. May consider a composite roof but with a sample presented on site.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Yes	Stearns	No	Korian	Absent
Yewaisis	Yes	Lane (Alt. 1)	Yes	Kim (Alt. 2)	Absent

24 Ridgewood Avenue

John Patrick McSweeney

Chair Darby called for the application. John and Elizabeth McSweeney, Owners, and their Architect, Mark Roselli, presented the application to add a second story over the existing kitchen wing and to replace the existing slate roof at the main house with asphalt shingles. The HPC reviewed the application in two parts.

The Architect reviewed the detailing of the addition including the second floor will cantilever over the first floor, the siding will be aluminum to match the main house, the roof over the addition will be asphalt shingles, and the windows will be one-over-one hung to match existing. Mr. Colello thought the massing of the addition was fine and Mr. Darby noted that the purview of the HPC is only the driveway side. The windows were noted as Pella Vinyl 250 and the applicant was informed vinyl windows are not permitted and to provide an alternative. Mr. Darby confirmed the siding will be aluminum to match the existing house and the shutters will also match the existing house. Mr. Stearns found the cantilever to be out of place and finds that it might draw attention to the addition. The Owner noted that it will be supported by brackets. The second-floor window appears bigger on the plan and smaller on the elevations; the Architect clarified the plans are an older version. Mr. Stearns recommended centering this window. There was extensive discussion about the roof configuration as the relationship between the eave and head of the window does not work. The recommendation was to raise the ridge line a bit in order to give the window some breathing room. The architect requested a subcommittee prior to the next meeting to review changes.

The Owner explained the second part of the application, replacing the slate roof, which has been leaking for several years. The Owners have had the roof reviewed by several roofers and all have

said the roof is beyond its useful life. They further noted that the repairs are a mix of slates and do not look good. The cost for a new asphalt shingle roof is \$14,000 and that of a new slate is \$73,000, which is more than the Owners can afford. The HPC members discussed the slate roof briefly explaining there is a policy in the district to maintain the slate roofing as they are rare and a key defining feature.

Part I: The Owner withdrew the addition and will return next month with revisions based on the comments by the HPC members.

Part II: On a motion by Mr. McMahon, seconded by Ms. Yewaisis, to deny the application to replace the slate roof with asphalt shingles.

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

77 Highland Avenue

Paul and Kimberly Colahan

Chair Darby called for the application. Kimberly Colahan, Owner, presented the application to first remove the existing garage. The plan is to construct a new two-car garage and pool house in its place. Because Ms. Colahan's architect could not attend the meeting it was decided the applicant would return next month with the Architect to present the new construction.

On a motion by Ms. Yewaisis, seconded by Ms. Moriarty, to approve the application to remove the garage only.

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

Subcommittee Reports:

2 Brooklawn (new garage): Minor changes / door submittal reviewed and approved by subcommittee.

73 Douglas Avenue (chimney removals): Architect asked for the review of two chimneys to be removed that are in poor condition. Subcommittee said no to both and advised to return to the full commission.

61 Willow Street: Owner/Contractor installed the wrong windows and the HPC consultant has been working with them to correct the issue.

The Reserve - Newer apartment on Park Street that was constructed and reviewed by the HPC and is planning to make repairs to the façade. Subcommittee reviewed the repairs and requested to be informed and be permitted to weigh in if there are any changes in color; the Owner agreed.

22 Burnett Street (attic-level addition): Modification of roof at the stair was reviewed and approved by subcommittee.

6 Inness Place (pergola): Subcommittee reviewed and approved a small pergola to be set on an existing patio, it will be minimally visible from the street.

412 Ridgewood Avenue (window change): Ms. Moriarty and Mr. Colello worked with an Owner in eliminating an awkwardly placed gable end window; this window was a later addition.

558 Ridgewood Avenue (rear addition): Additional change to a window on the rear elevation, currently under review by subcommittee.

39 Woodland Avenue (rear modifications and additions): Minor changes to approved design for the type of windows and doors due to long lead items; this is currently under review by subcommittee.

Old Business

- Ordinance Changes: HPC Consultant has presented ordinance change recommendations to the Borough. Mr. Darby will follow-up.
- Continuing Education: HPC Consultant will present continuing education prior to the September 7, 2022 Meeting starting at 6:30 pm.

New Business

None.

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