

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

October 6, 2022

OPMA & Roll Call

Chair Darby called the meeting to order at 6:30 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
Nicholas Colello
Peter Korian
Vice Chair Dan McMahon
Ginny Moriarty
Christine Yewaisis
Gregory Lane (Alt. 1)
Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Joaquin Stearns

Continuing Education Presentation

At 6:30 p.m., Ms. Hickey gave a presentation on the Secretary of the Interior's *Standards for Rehabilitation*.

There was no Public Comment at conclusion of the presentation.

OPMA & Roll Call

Chair Darby called the regular meeting to order at 7:30 p.m. and Ms. Hickey read the Sunshine Act Notice.

Hearing of the Applications

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

Vice Chair McMahon recused himself from the next application.

155 Linden Avenue

Christopher and Christine Gates

Chair Darby called for the application. Christopher Gates, Owner, presented the application to modify window openings on a one-story addition that dates to the 1980s. Ms. Yewaisis questioned why the windows are positioned as proposed because they appear to be quite far apart and appear boxy; the Owner clarified there is a fireplace on the interior and placed the windows so they are equally spaced on both sides of it. Chair Darby questioned whether the windows should match the main house. Mr. Colello noted that the windows should at least match the head height of the main house. Mr. Korian

suggested the two windows should match the existing one currently on the front of the addition. Mr. Darby asked about the material of the windows, and it was suggested they should either be wood or composite.

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

1. Change the window size to match the front window on the addition and the window materials should be wood or a composite material.
2. Provide the cut sheet for the new windows.

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

Vice Chair McMahon returned to the meeting.

15 Forest Avenue

Madeline and Matthew Kroll

Chair Darby called for the application. Madeline and Matthew Kroll, Owners, and their Architect, John Reimnitz, presented the application to construct a one-story rear addition at the basement level with a deck at the first-floor level. The addition would house a family room at grade level. The basement would be constructed of a similar rock-clef concrete block as the main house's foundation. There would be almost no changes to the existing house and the addition and deck would be most visible from the left side. Ms. Moriarty thought the design appeared to be industrial. Vice Chair McMahon confirmed the railing should be a cedar newel post and balustrade, a timber-tech deck and there will be eighteen inches between the deck and ceiling between; the deck will be level and roof below the skirt will be sloped in a three-sided hip. Mr. Reimnitz noted the gutter will be set on all three sides; most of the members thought the gutter should be at the rear only and the roof sloped to the rear. Vice Chair McMahon recommended the addition should be set back from the main house at least eight inches and if the block does not exactly match the difference will not be as noticeable. Vice Chair McMahon recommended obtaining physical samples of the concrete block before ordering. Ms. Yewaisis was concerned about the placement of the windows on the side elevation and found they are too close to grade. The suggestion was the Architect should work more on the side elevation and look at making the basement windows taller, each window should have 24 inches between or grouped with a wood mullion. The Architect confirmed the windows will be Marvin Elevate of painted wood with fiberglass at exterior.

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

1. Set back the addition eight inches from the main house.
2. Architect to revise the basement/ground floor elevation to consider taller windows, place 24-inches between each window or a single opening with wood mullions set between or play around with the elevation taking the HPC member's concerns under consideration.
3. Provide cut sheet for the windows.
4. Draw the gutters and downspouts, which should be on the rear elevation.
5. Provide details for the railings on the deck including the materials.
6. Match the lattice at the front porch, indicated on drawings.
7. Provide a sample of the concrete block.

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

80 Hawthorne Avenue

Ralph Davis and Elizabeth Fogerty

Chair Darby called for the application. Ralph Davis, Owner, and his Architect, Karin Robinson, presented the application to add a second story over an existing one-story wing at the side of the house. The existing house is a mix of stucco and wood and the plan is to convert the three-season wing into a four-season room and add a master bedroom/bathroom suite on the second floor. Ms. Robinson explained a few options that were reviewed and discounted and took the approach of taking the slope of the front roof, raising it and matching it on the rear side with a small roof between. The work includes adding a shed dormer at the rear but it would be only slightly visible from the street. At the sunroom, the windows would match the front section. The windows would be wood and manufactured by Marvin. Another small work item is to add a window on the front and center the opening.

Mr. McMahon thought it was an interesting solution and would just do a rubberized roof instead of metal at the small roof between the two peaks. Mr. Darby, Ms. Yewaisis and Mr. Korian all thought the application was really well done and improved the massing, giving the home more presence.

On a motion by Ms. Yewaisis, seconded by Mr. McMahon, to approve the application as submitted.

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

551 Belleville Avenue

Fara and Matthew Saathoff

Chair Darby called for the application. Fara and Matthew Saathoff, Owners, and their Architects, Francis Klein and Giselle Buzzelli, presented the application for a two-story rear addition. The Architects noted that the addition will be set to the rear of the existing house and will be capped with a gable roof that connects with the rear dormers of the existing side gambrel. The drawings note that the siding is to match, all windows except at the bathrooms will be 6/1 and the bathroom windows will be 6-lite casement, and that they tried to simplify the detailing to match the main house. Mr. Colello expressed concern about the massing and that it will be visible from Sherman Avenue. He suggested setting in the addition from the main house would help with the size and distinguishing the existing and new. Mr. McMahon also thought the rear deck was adding to the massing and noted that the house is essentially doubled in size with this addition. Mr. McMahon also suggested possibly adding a hip to help reduce the massing of the roof. Mr. Yewaisis suggested dropping the ridge line. There was an extensive discussion between the HPC members and the Architect about the massing and the visibility from the street. The HPC members also expressed concern about the window configurations being too varied and need to be simplified. Other comments concerned the details: balusters should be 3 inches between; the newel posts need to land on the bottom stair; the lattice needs to say it is framed; show the gutters and leaders on the drawings; and provide a detail for the roof transitions. The HPC recommended the Owner and Architect take the comments made about

the massing and the details and return next month. The Owner withdrew their application.

30 Willow Street

Latoya Massey and Derrick Gordon

Chair Darby called for the application. Latoya Massey, Owner, presented the application for a two-story rear/rear-side addition that would allow the front porch to remain in its current condition; the Owner plans to restore the open porch. The addition includes additional living space on the first and second floors and a garage at the rear that works with the grade. The current house has one bedroom and one bathroom on narrow lot that is very deep; a portion of the lot is marshy. Mr. Colello had questions about the massing and how the original house, which is the oldest on the street, can be distinguished from the addition. Mr. Lane noted the massing was acceptable as most of the building was at its depth; however, he agreed the original house needed to be celebrated somehow. Stepping the addition in is not feasible since the original house is narrow. One suggestion was to lower the ridge of the addition. This potentially solved only one problem. Mr. Korian said the view looking west in the 2D rendering gives pause. There were discussions with all members on the many bump-outs in plan and the resulting varied roofs, which appear to make this elevation problematic visually and how it relates to the main house and the front porch. The HPC noted the Owner should try to simplify the plan and the rooflines along the north side. All agreed the changes were too significant and no decision could be made at the meeting. The Owner withdrew the application.

Subcommittee:

- **17 Laurel Place (siding):** Owner wanted to change some of their siding to Hardie but with subcommittee input convinced them to just restore the wood shingles.
- **209 Ridgewood Avenue (pool house):** Architect took a second look at elements of the design and explained the resubmission, which was accepted by the subcommittee.

Old Business

- **Ordinance Changes:** Borough would like the HPC to have a public review of the proposed ordinance changes at their November meeting. The ordinance changes will be taken up at the Borough's December meeting.

New Business

- **Application Process:** Ms. Hickey reviewed the revised application and the proposed changes to the application process.
- **Updated Application:** Ms. Yewaisis and Mr. Colello volunteered to review the revised application.
- **Meeting Start Times:** The November meeting will be moved to a 7:00 p.m. start in order to present the proposed ordinance changes. Ms. Yewaisis also made the suggestion of moving the meetings to start at 7:00 p.m.

Adjournment

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC