

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

November 2, 2022

OPMA & ROLL CALL

Chair Darby called the meeting to order at 7:00 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 (at 7:30)
Christine Yewaisis
George Lane (Alt. 1)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Peter Korian

REVIEW OF PROPOSED CHANGES TO HISTORIC PRESERVATION ORDINANCE

Chair Darby reviewed the proposed changes to the Ordinance, which are noted as follows:

a) Chapter 15.32 Historic Preservation

15.32.030 – Definitions for “Alteration” and “Construction”: Item 1 – Language changed to: “Any replacement of ~~windows or~~ doors for which a municipal permit or approval is not otherwise required; or” and Item 4, Language to include: “Notwithstanding the provisions of [subsections] (1), (2) and (3) above, all applications for changes in siding, **any façade material, painting of previously unpainted masonry, windows** and roofing material must go before the commission.”

This presentation included a PowerPoint showing the distinctive features of houses in the Historic District that would be protected by the noted changes to the Ordinance.

PUBLIC COMMENT AND BOARD DISCUSSION

Mark Wright, Architect, recommended that in addition to maintaining the half-timbering the ordinance reference maintaining the texture of such materials because the texture can be a character-defining feature. Karin Robinson, Architect, also recommended that doors be included in addition to the windows.

The HPC members discussed the recommended changes and proposed modifications to the language to add “modification of the texture of materials”, and to add doors in the list of changes that require HPC review and approval.

On a motion by Mr. Darby, seconded by Ms. Yewaisis, to recommend changes to the ordinance to the Borough Council as follows:

15.32.030 – Definitions for “Alteration” and “Construction”: Item 1 – Language changed to: “Any replacement of ~~windows or doors~~ materials for which a municipal permit or approval is not otherwise required; or” and Item 4, Language to include: “Notwithstanding the provisions of [subsections] (1), (2) and (3) above, all applications for changes in siding, **any façade material including modification of a material’s texture, painting of previously unpainted masonry, windows, doors,** and roofing material must go before the commission.”

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

REVIEW OF PROPOSED CHANGES TO THE APPLICATION PROCESS

Ms. Hickey reviewed the proposed changes to the HPC Application and the application process. The revised application was included with the HPC members meeting packets and members should review and send any recommended revisions to Ms. Hickey. The key change to the application process is preliminary applications will be required to be submitted at least twenty (20) calendar days prior to the meeting and final applications (hard copies) will be due nine (9) days prior to the meeting. Ms. Hickey will send out notices to the many architects that have submitted applications to the HPC so they are aware of the change, which should take effect for the February 2023 meeting.

Ms. Hickey is also recommended that more applications, such as changes to windows and doors, small changes to façade materials, and other minor changes, be reviewed at the subcommittee instead of the full HPC to help expedite the application process. This change will require modifications to the By-Laws, at a minimum.

HEARING OF THE APPLICATIONS

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

30 Willow Street

Latoya Massey and Derrick Gordon

Chair Darby called for the application. Piero Gabucci, Architect, presented the application, which is a return from last month, to add a two-story addition at the rear of the house including a garage at the rear. Mr. Gabucci reviewed the changes made since the previous meeting including: opening of the existing front porch; removing the “jog” in the stair to square-up the corner near the porch; changed the roof to a hip on the right-side extension; and the ridge at the back was lowered and the roofed change to a hip; and installing clapboard at the siding where the original main house is finished with asbestos shingles.

Mr. Colello noted that the changes reflect the comments from the previous meeting and appreciates the opening of the front porch. Recommended having the addition align more with the width of the front porch and the siding should be smooth. Ms. Yewaisis recommended not changing the siding on the addition, have all the same color of siding, and a cross-hatched lattice would be more appropriate.

Mr. Darby noted that the newel for the stair should land on the bottom step. He noted that the changes made since the previous application simplified the north side of the building. Mr. Stearns noted that the plans and elevations do not match and the window shown does not align with the stair landing; the drawings need to be accurate. He also expressed concern that there a lot of blank wall on the second floor on the front facade. After discussion, it was recommended a window at the stair landing be added on the front elevation of the addition.

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

1. Newel post to be set on the bottom step.
2. The Hardie material (whether clapboard or shingles) should be smooth side.
3. Refrain from using two colors for the siding.
4. Lattice should be diagonal, wood, and framed.
5. Remove existing and match underlying siding or install new Hardie siding to match existing at main house at the addition.
6. Add a window at the front, second floor of the addition.
7. Adjust the windows on the side elevation to reflect the plans.

Darby	Yes	Colello	Yes	McMahon	Yes
Moriarty	Yes	Stearns	Yes	Korian	Absent
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 Gisela Buzzelli and Francis Klein, Architects, presented the application, which is a return from last month, to add a two-story rear addition to the main house. The Architect explained the changes made including:

- Brought the addition in on both side four inches.
- Added corner boards at the addition.
- Softened the rooflines and lowered the ridge at the addition.
- Show the newel on the bottom step at the stair.
- Show the lattice as framed.
- Changed the casements to look like double-hung where needed for emergency egress except at the laundry room, which will remain as a small casement.
- Showed the gutters and leaders.

Ms. Yewaisis found the massing, despite the changes, continues to look large against the main house. Mr. Colello agreed and has concerns about the streetscape and the impact on the neighboring house, which has an addition but it is only one-story. The Architect noted the application provided some examples of similar additions but Mr. Colello noted that at those other projects the main house was of a size that could more readily take a large addition. Mr. Stearns thought the massing was fine since it sits on one side with a park and the property is big. Mr. McMahon also thought the massing was fine and thought the changes reflect the concerns from last month. Mr. Darby also thought the massing was fine, the house being up the hill and with the new roofline are resolving factors. Mr. Lane thought the visibility of the addition from the park, the house will be prominent. Ms. Yewaisis thought the house on a rise will accentuate the addition. Mr. Stearns

thought the standing-seam roof over the side entrance was not appropriate. Mr. McMahon noted he does not mind it.

On a motion by Mr. McMahon, seconded by Ms. Moriarty, the application was approved as presented.

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

37 Douglas Road

Joseph and Karima Ravenell

Mr. Darby called for the application. Joseph and Karima Ravenell, Owners, presented the application to restore the side porch with a hip roof to match the historic photograph. The HPC members noted that the design is an improvement and confirmed the railing is to match the original. For the ceiling, the Owner would like to use either wood or a beaded composite material.

On a motion by Mr. Colello, seconded by Ms. Yewaisis, to approve with clarifications to the drawings that can be reviewed by the HPC Consultant:

1. Asphalt shingle roof to match the main house.
2. Wood or composite beaded board material for the porch ceiling.

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

41 Old Oak Road

Christina Soto and Robert Howell

Chair Darby called for the application. Robert Howell, Owner, and Javier Fuentes, Architect, presented the application to change window openings and to add side dome skylights at the roof of the one-story ranch. The Architect reviewed all of the changes but those under the purview of the HPC are changing from three to two windows on a side elevation and adding the skylights. Mr. Stearns noted that the changes to the window openings is not highly visible from the street. There was discussion on the skylights as the shape are not compatible with the home and suggested eliminating those that are visible from the street. The HPC Members also requested cut sheets on the skylights and windows.

On a motion by Mr. Stearns, seconded by Ms. Yewaisis, to approve with the following changes and clarifications to be review by subcommittee:

1. Remove the domed skylights over the den.
2. Provide cut sheets a different profile of skylight if Owner wants to keep skylights over the den; and
3. Provide cut sheets for the windows.

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

42 Woodland Avenue

Jigar Shah and Nina Kundra

Chair Darby called for the application. Jigar Shah and Nina Kundra, Owners, and Jonathan Perlstein, Architect, presented an application to add a second story to an existing one-story sun room side extension. The addition is to have a low hip roof clad with standing seam metal but with a similar but smaller scale cornice line to the main house. The windows on the front of the addition to match the main house with smaller windows on the side elevation which are where a dressing room and bathroom will be located. The work also includes removing a chimney on the opposite elevation and reconfiguration of a mud room entrance that was modified previously.

Ms. Yewaisis thought the metal roof was a problem as well as the second-floor fenestration at the side elevation of the addition. Mr. Colello asked if the Architect considered using a flat roof with parapet instead of a hip roof. He noted that he would be open to using a synthetic tile to match the main house. The HPC members discussed a flat roof verse having the hip roof match the main roof and most thought the hip roof with a change in material more appropriate. Mr. Stearns agreed with Ms. Yewaisis about the windows on the side; the proposed windows were either not large enough or there were not enough of the small windows proposed. Mr. Perlstein expressed concern that too big of windows would be a problem for the dressing room and bathroom. The HPC members suggested putting in shadow boxes for the windows of appropriate size.

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

1. Match the synthetic tile roof of the main house.
2. Rework the windows on the second-floor west side elevation of the addition to be more in relation with the front elevation.

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

ADOPTION OF MEETING MINUTES:

On a motion by Ms. Yewaisis, seconded by Mr. Colello, the minutes from the September 7, 2022 meeting were approved with one abstention from Chair Darby.

On a motion by Ms. Yewaisis, seconded by Mr. Colello, the minutes from the October 6, 2022 meeting were approved with one abstention from Mr. Stearns.

SUBCOMMITTEE:

151 Linden Avenue (new windows in 1980s addition): Owner provided supplemental information, it was reviewed and approved by subcommittee.

5 Sherman Avenue (side entrance/mud room): Owner responded to the comments; revised drawings/supplemental information is under review.

65 Woodland Avenue (fire rebuild and addition): Owner would like to remove a door where the HVAC units are to be placed. This was sent this morning to subcommittee.

OLD BUSINESS

- **Application Process:** Reviewed at the beginning of the meeting and to be formalized with the By-Laws.
- **Meeting Start Time:** To change to 7:00 pm in the 2023.

NEW BUSINESS

- None noted.

ADJOURNMENT

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC