

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

January 4, 2023

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 Christine Yewaisis
Nicholas Colello
Robert Deacon
Peter Korian
Joaquin Stearns
Christine Yewaisis

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Ginny Moriarty
Gregory Lane (Alt. 1)

ELECTION OF THE CHAIR

Ms. Yewaisis made a motion, seconded by Mr. Colello, to appoint Geoffrey Darby as Chair of the Glen Ridge Historic Preservation Commission.

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

ELECTION OF THE VICE CHAIR

Chair Darby made a motion, seconded by Mr. Stearns, to appoint Christine Yewaisis as Vice Chair of the Glen Ridge Historic Preservation Commission.

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

ELECTION OF THE SECRETARY

Vice Chair Yewaisis made a motion, seconded by Mr. Deacon, to appoint Margaret Hickey as Secretary of the Glen Ridge Historic Preservation Commission.

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

ADOPTION OF THE BY-LAWS

Vice Chair Yewaisis made a motion, seconded by Mr. Korian, to adopt the by-laws with the following amendments:

1. Change the application submission process requiring applicants to submit applications in digital format at least 20 days prior to the meeting for review to help ensure that applications are complete.

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

ADOPTION OF THE MEETING SCHEDULE FOR 2023

Mr. Colello made a motion, seconded by Mr. Korian, to adopt the meeting schedule provided in the Board package and to change the start time to 7:00 pm.

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

HEARING OF THE APPLICATIONS

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

80 Hawthorne Avenue

Ralph Davis and Elizabeth Fogerty

Chair Darby called for the application. Ralph Davis, Owner, and Karin Robinson, Architect, presented the application to change two new windows at the front of the building that were part of a previously approved application. The architect explained that the homeowners had previously changed their existing windows to vinyl inserts and the windows approved for the addition are Marvin Elevate of a composite material. The Owners think that using the Marvin windows on the front elevation would conflict with the existing vinyl windows and would like just two of those approved to match the main house. Mr. Colello, and other HPC members agreed, that using the Marvin windows would not be as noticeable as the Owners think. Mr. Darby suggested instead of switching the two windows to vinyl consider installing mullions onto the existing vinyl sashes, so they better match the new windows to be installed. The Architect and Owner were open to this idea and would research their options accordingly.

On a motion by Vice Chair Yewaisis, seconded by Mr. Korian, to deny the application as submitted.

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

5 Sherman Avenue

Peter and Michelle Stopp

Chair Darby called for the application. Michelle Stopp, Owner, and Andrews Lastella, Contractor, presented the application in two parts. The first part is to change the existing brick paving between the sidewalk and stoop to cast stone pavers to match the existing patio and to rebuild the stoop using stone instead of brick. The stoop work would also include adding bluestone treads. The second part is to change the brick around the house and to the garage to cast stone pavers and to add an outdoor kitchen.

Part I: The HPC was generally not in favor of changing the brick at the front walk to the cast stone pavers. Vice Chair Yewaisis was not in favor of changing the stoop materials from brick to stone except the bluestone treads; stoops of this vintage would have traditionally been faced with brick at the side walls and risers. Using bluestone treads would have been a typical detail for stoops of this vintage. Although most of the HPC members were not in favor of using the stone pavers, which is a modern material, it was not clear whether the HPC had purview since this work would not traditionally require a permit. Chair Darby and Ms. Hickey would investigate as to the HPC's purview, and the motion should be written as if the HPC has purview.

On a motion by Mr. Stearns, seconded by Vice Chair Yewaisis, the application was approved with the following conditions to be reviewed by subcommittee:

1. Installation of bluestone treads and landing is acceptable.
2. The side walls and risers at the stoop to be changed to brick or brick veneer to match existing. Subcommittee will need to review a sample.
3. The techno-block (cast stone pavers) are not acceptable, and the walk shall match the existing.

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

Part II: The proposed work includes replacing the brick that lays on the ground adjacent to the foundation and in front of the garage with cast stone pavers and installing an outdoor kitchen unit. Most of the HPC members found the pavers, especially in front of the garage, to be highly visible and suggested changing the material to bluestone in front of the garage and near the house. Since the kitchen is not permanent and not taller than the existing fence, it was deemed similar to a swing set, and acceptable without the need for a vote.

On a motion by Mr. Stearns, seconded by Vice Chair Yewaisis, the application was approved with the following conditions to be reviewed by subcommittee:

1. Change the material at the foundation and at the garage to bluestone or brick; material to be reviewed by subcommittee (contingent on the research regarding purview).

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

Vice Chair Yewaisis recused herself from the next application.

26 Burnett Street

Kevin Brennan

Chair Darby called for the application. Kevin Brennan, Owner, and John Guadagnoli, Architect, presented the application to add a slim two-story addition to the rear of the house with a deck and pergola. The new addition is flush with the existing building at the rear wall on both sides and is clad with split shakes to match the main house. Mr. Stearns confirmed that the foundation is to match the existing and that it should be distinguished from the main house to show the building is an addition. He also questioned the overhang of the pergola that it is out of proportion with the main house and the addition. He also noted that pergola is inelegant and appears to be just stuck on the back of the building.

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

1. Add an expansion joint in the foundation to distinguish rear is a new addition.
2. Present a new design for the pergola or eliminate it altogether.

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

Christine Yewaisis returned to the meeting.

90 Baldwin Street

Anna and Matt Doyle

Chair Darby called for the application. Anna and Matt Doyle, Owners, and Daniel Kopec, Architect, presented the application to renovate a former stable that was previously converted to a residence. The work includes changing a side entrance to the primary entrance, installing a new code-compliant stair, and creating a vestibule before entering the kitchen. The materials will match existing stucco at the main building, the roof over the vestibule will be a hip with exposed rafter tails to match the main house, and the window will match the existing. Under the stairs/vestibule will be storage for the garbage cans, which will set behind a solid door. There will also be new French doors to the basement, but these may not be visible. Mr. Korian asked if the windows at the basement level and behind the stair wall would be visible; Mr. Kopec did not think so. Mr. Stearns asked if the roof should have a greater overhang and why the window is off-center/it is too close to the edge of the building. Vice Chair Yewaisis did not mind the off-center window. Mr. Deacon questioned the use of a hip roof and wondered if a shed roof would be more appropriate. He also questioned the solid railing and if wood or iron would be more appropriate. On the roof, Mr. Korian also questioned the roof and if it

should be a gable to match the dormers. Mr. Colello, Ms. Yewaisis, and Mr. Darby expressed a preference for the solid railing at the stairs. HPC members noted that there should be a joint line between the main building and the addition.

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

1. Revise the roof to a shed and provide a detail of how it will engage the existing building.

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

40 Windsor Place

Drew Skinner and Rachel Bryan

Chair Darby called for the application. Drew Skinner and Rachel Bryan, Owners, and Jose Ocala, and Joseph Shand, Architects, presented the application to maximize the second floor of an existing Cape by adding and expanding dormers at the front including over the one-story garage and adding a new front stoop; all changes reflect the reconfiguration of the interior at the first and second floor levels. Other work includes replacing the main door and adding sidelights, replacing the garage doors, extending the rear shed dormer and recladding it, enlarging the gabled dormers at the front and creating a Nantucket dormer, retaining the existing shingles at the first floor but adding board-and-batten siding at the second-floor rear dormer, and painting the brick. Vice Chair Yewaisis noted that the board-and-batten siding at the rear dormers is inappropriate but overall found the massing of the changes appropriate. Ms. Yewaisis also noted the brick should not be painted. Mr. Stearns questioned the singular gable roof across the entire building including the garage and recommended setting the ridge lower over the garage while maintaining the dormer in its position. He agreed with Ms. Yewaisis that the shingles at the dormers should match the main building but there could be a band between the first and second floors and the shingles having a narrower exposure than the main house. HPC members thought the front porch was nicely detailed and appropriate.

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

1. Change the siding on the upper floors to shingles with a 6" to 7" exposure or the same to match the main building.
2. Set the ridge of the gable roof over the garage to have a slightly lower ridge height from the main roof.
3. Provide cut sheets for the light fixtures.
4. Provide the front door cut sheets with the new sidelight configuration.
5. Do not paint the brick at the front elevation.

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

12 Oakwood Avenue**Janene Bleasdell and Eduardo Torres**

Chair Darby called for the application. Janene Bleasdell and Eduardo Torres, Owners, and Val DiGiacinto, Architect, presented the application to change an existing one-story three-season porch to a year-round space at the rear including adding an enclosed mud room where a deck and stair are located and adding two dormers onto a front-facing jerkin head roof to maximize the existing attic space. The dormers shall have shed dormers that start at the ridge of the main roof; one each on either side of the roof ridge. Vice Chair Yewaisis noted that the dormers make the roof look top-heavy and impact the distinctive jerkin-head roof line. Mr. DiGiacinto noted that the dormers are set back on the roof and are small. Mr. Colello did not find the dormers to be out of scale. Mr. Korian agreed with Ms. Yewaisis that from the standpoint the main roofline is distinctive, and they could have a negative impact. Mr. Stearns questioned if sliding the dormers down from the ridge would help minimize the top-heaviness of the dormers. Mr. Stearns noted the rear addition and alterations are an improvement and other HPC members agreed. The discussions returned to the dormers including an examination of the streetscape and a request for a three-dimensional view. The HPCs comments on the dormers were mixed.

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

1. Modify the dormers to have less of an impact on the roofline.

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

APPROVAL OF MINUTES:

None this month.

SUBCOMMITTEE:

21 Herman Street (vinyl siding installed without HPC approval): Owner confirmed that the vinyl siding will be removed by April 1.

41 Old Oak Road (mid-century modern house): The skylights were changed, including minor window changes were reviewed and approved by subcommittee.

65 Woodland Avenue (house with fire): Owner was looking to find siding to match existing.

36 Prescott Street (one-story addition over existing one-story wing): Minor changes to drawings for accuracy reviewed and approved.

OLD BUSINESS

- **Ordinance Changes:** Discussion on the public hearing date. Ms. Hickey to poll board for availability in late January/early February.
- **Application Changes:** Final changes to the application were distributed to the HPC members. No further comments made.

NEW BUSINESS

- None

ADJOURNMENT

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC