

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

February 1, 2023

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 Christine Yewaisis
Nicholas Colello
Robert Deacon
Ginny Moriarty
Joaquin Stearns
Jeff Link (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Gregory Lane (Alt. 1)
Peter Korian

HEARING OF THE APPLICATIONS

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

14 Lincoln Street

Alecia Hurst Walton and Matt Walton

Chair Darby called for the application. Alecia Hurst Walton, Owner, and Doug Moore, Contractor, presented the application to add a rear and side uncovered deck that wraps three sides of the house. Mr. Colello had some questions on the detail of the skirt, which differs from the front porch; the rear deck should be similar to the front porch. Also, there should be more detail on the spacing of the balusters. Contractor agreed the drawings are not accurate and that the drop beam for the deck framing should be eliminated and set flush with the deck framing or set back so it is not visible and the skirt board made to better match the front porch. Mr. Deacon asked how the railings will be detailed and will they match the detailing and depth at the front porch. The Contractor noted that the rear deck should be simpler and of a composite material, which will be paintable. Mr. Deacon noted an off-the-shelf product may not be possible here and that more detail on the railings is required. Mr. Darby reiterated that the Owner needs to provide more detailing on the railing including the newel posts at the stairs; the balusters should be at least one-inch square and three inches on center. Mr. Stearns clarified with the Contractor the decking material will be composite of 5/4 x 6 with concealed fasteners.

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

1. Change the framing to eliminate the drop beam and a single skirt board to match the existing or cut back the dropped girder so it is not visible.
2. Provide drawings for the railings and the materials including the size and spacing of the balusters.
3. Provide cut sheets for the railing details and the decking.

Darby	Yes	Colello	Yes	Deacon	Yes
Moriarty	Yes	Stearns	Yes	Korian	Absent
Yewaisis	Yes	Lane (Alt. 1)	Absent	Link (Alt. 2)	Yes

108 Essex Avenue Steve and Alice Golin

Chair Darby called for the application. Alice Golin, Owner, and Frank Been, Contractor, presented the application to convert a small mud room to a bathroom including removing a window on the side elevation. Some members asked about the lack of fenestration while Mr. Darby noted that the proposed changes will not be highly visible from the street.

On a motion by Mr. Colello, seconded by Mr. Link, the application was approved as submitted.

Darby	Yes	Colello	Yes	Deacon	Yes
Moriarty	Yes	Stearns	Yes	Korian	Absent
Yewaisis	Yes	Lane (Alt. 1)	Absent	Link (Alt. 2)	Yes

Chair Darby recused himself from the next application.

30 Snowden Place Sunita Chaudhuri, Shankar Chaudhuri, Asha Chaudhuri, and Jason Berry

Vice Chair Yewaisis called for the application. Sunita Chaudhuri, Owner, and Dan Kopec, Architect, presented the application to rehabilitate the exterior including the treatment of the siding materials and restoring the front porch, and add a small second story addition at the side and toward the rear of the house. The Architect noted that the exterior rehabilitation work is based on a grainy historic image showing turned columns and brackets on the porch as well as a traditional open railing while also adding decorative shingles that would be compatible with the sister properties to either side of existing house. The first floor would be clapboards, the second floor would be straight-cut shingles, and the gable ends on the front and side are shown to have a starburst trim above the attic windows. The existing modern siding will be removed and if the original siding is found, the intent will be to match that. If not, the drawings show the proposed based on looking at the neighboring properties and other existing details on the house. The work also includes removal of a nonfunctioning chimney. The expansion is meant to complete the corner and clean up the side elevation at the second floor, where there had been previous additions. The new windows are to match the existing wood six-over-one windows. The existing sidelight on the front door will also be revealed once the siding is removed.

Mr. Colello focused first on the addition and found the addition increases the asymmetry and finds the transition awkward and asked if the Architect looked at extending the side gable over the addition rather than use the shallow hip. The Architect responded that they did explore that option but it got too busy. Mr. Deacon also thought the addition disrupts the symmetry and should the new bay be

more distinctive including stepping it back and adjusting the roofline. The Architect found that the original addition is already distinctive even if it was accomplished awkwardly. The Architect recommended making a more distinctive change between the original house and the older and newer additions. Mr. Stearns and Ms. Yewaisis found that the resolution as presented, despite the obstacles, is a good resolution. Mr. Stearns confirmed with the Architect that the masonry piers at the porch are to remain. Mr. Stearns noted that he is not a fan of the radial patterned front and side gables as proposed and recommends matching the diamond shaped shingles at the neighboring property. He also noted that the windows are not accurately shown on the side elevation.

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

1. Resolve the drafting issues at the side elevation windows.
2. Modify the gable ends to show shingles to either match the second floor or a diamond pattern if there is no other historical reference underneath the existing siding.
3. If there is evidence, applicant needs to come back to the subcommittee for review and approval.

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

Chair Darby returned to the meeting.

29 Windsor Place

Meredith and Joseph DeSalazar

Chair Darby called for the application. Meredith DeSalazar, Owner, and Jonathan Pearlstein, Architect, presented the application to add a rear second floor over an existing rear one-story addition. The Architect explained the house is a unique Queen Anne with a variety of wood shingles, and stone and brick detailing. The addition is to house a new master bedroom suite. The addition is to have a hip roof and the windows, where the main house has a variety of window types, should be two-over-one hung sashes. Mr. Stearns commented that there is too much going on and the proposed roofline does not work with the main house; it needs to be simplified. Vice Chair Yewaisis added that the bay projection at the addition is also problematic. There was an extensive discussion on the roof and the conclusion was putting an all-encompassing hip roof with an extended eave may be the best approach so it simplifies the addition. The Architect also needs to provide details on the gutters and the overhang. The addition should also better relate to the siding details at the main house carrying over the primary trim and use of siding into the addition.

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

1. Simplify the roofline per the discussions during the meeting.
2. Maintain the window on the west elevation at the first floor.
3. Be more specific in the detailing on what elements are to be matched from the main house.
4. Match the eave and gutter to the main house.

Darby	Yes	Colello	Yes	Deacon	Yes
Moriarty	Yes	Stearns	Yes	Korian	Absent

Yewaisis	Yes	Lane (Alt. 1)	Absent	Link (Alt. 2)	Yes
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Ginny Moriarty recused herself from the next application.

170 Ridgewood Avenue

Leslie and Colin Convey

Chair Darby called for the application. Leslie Convey, Owner, and David Hall, Deck Remodelers, presented the application, which is a return from several month ago, to add a new pergola as well as other outdoor amenities to the rear of the house. Since the previous application, the size of the pergola was reduced, the hot tub remains proposed but is hidden behind a masonry wall to match the driveway wall, gas-type lamps have been added, and the outdoor kitchen rearranged so it is not readily visible from the street. Vice Chair Yewaisis continues to find the whole proposal overwhelms the house. Much of the focus of the conversation was on the detailing of the pergola system including that there should be added trim and crown in order to dress the frame. The color of the pergola should also match the color of the trim of the main house. The designer noted that the new heat lamps can be integrated into the pergola or a soffit detail added to mask them. The HPC members noted that the architectural drawings are the more accurate of the documents presented more over than the renderings. The designer should also provide more information on the stone material to match the existing at the driveway.

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

1. Provide detailed drawings on the columns and trim at the pergola; the elemental treatment around the aluminum box columns
2. A plan with dimensions to scale as it relates to the existing house.
3. Color scheme of the pergola to match the trim at the house.
4. Provide a sample or cut sheet on the stone for the low wall.

Darby	Yes	Colello	Yes	Deacon	Yes
Moriarty	Recuse	Stearns	Yes	Korian	Absent
Yewaisis	Abstain	Lane (Alt. 1)	Absent	Link (Alt. 2)	Yes

Ginny Moriarty returned to the meeting.

APPROVAL OF MINUTES:

Vice Chair Yewaisis moved and Mr. Colello seconded to approve the meeting minutes for November 2, 2022 and December 7, 2022, all were in favor with Messrs. Link and Deacon abstaining.

SUBCOMMITTEE:

30 Winsor Place (expanded cape): Changes to siding materials, roofline, etc. were undertaken and approved by subcommittee.

OLD BUSINESS

- **Ordinance Changes:** Public meeting to be held either February 22 or 23.

NEW BUSINESS

- None

ADJOURNMENT

On a motion by Vice Chair Yewaisis, seconded by Mr. Deacon, with all in favor, the meeting was adjourned.

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC