

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

May 3, 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
Nicholas Colello
Robert Deacon
Peter Korian
Joaquin Stearns
Gregory Lane (Alt. 1)
Jeff Link (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Vice Chair Christine Yewaisis
Ginny Moriarty

HEARING OF THE APPLICATIONS

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

**169 Forest Avenue
Mara Glick**

Chair Darby called for the application. Mara Glick, owner, presented the application to construct two new stone piers on either side of the existing driveway. The piers would be of river stone with a bluestone cap and will serve as the end of a new fence; the fence is needed to support an existing wisteria bush. The owner believes the stone piers with aluminum gate between the piers will break up the fence at the entrance to the driveway. Mr. Darby confirmed there will be no lighting in the piers. Mr. Link confirmed the dimension of the piers, two-feet square by five-feet high. He also wanted to know how far away is the wisteria; approximately ten feet. The aluminum gate has the option for a motor. Mr. Stearns confirmed the design of the fence: cedar with a 1-foot lattice at the top and not exceeding four-feet. Mr. Stearns confirmed the stone will match the existing foundation at the house.

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

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

155 Ridgewood Avenue

AD Properties

Chair Darby called for the application. Michael Ponce, owner, and John Monchak, architect, presented the application to add three new dormers west (front) elevation at the third-floor level of a steeply sloped slate roof. The existing roof is asymmetrical so the dormers proposed will be a mix of two larger and one smaller with the larger having six-over-over sashes and the smaller with a one nine-lite casement. The roofs of the dormers to be shallow hips. The remaining work at the house will be focused on completing the finishes of the semi-finished attic for more usable space and to provide light and egress to these new spaces. The architect showed some examples of other Tudor Revival residences in town with dormers. Mr. Colello noted that the dormers look too crowded. He also questioned the roof material, which will be asphalt when the existing roof is slate. The architect clarified that the asphalt shingles should not be visible since their roofs are near flat. Mr. Stearns agreed the dormers are too crowded, that there should be fewer of them, and when two, should be the same. Also, the south dormer will be set too close to the roof edge and the dormers need to be proportionally set between each other and the roof edge. Mr. Deacon believed the design should go in a different direction with shed roofs clad with slate to match the main roof and the trapezoid geometry of the dormer seems foreign to the existing architecture. He also suggested reconfiguring the interior so the smaller bathroom dormer can be eliminated and the bathroom window set on the rear elevation. Mr. Darby agreed with Mr. Colello and Mr. Stearns on the dormers are too crowded and added the plan does not seem to match the elevation. The owner and architect agreed to reducing the number of dormers and reconfiguring the interior plan accordingly. Mr. Link was also concerned about the roofing material and pitch of the roof. There was discussion about the configuration of the dormers, roof pitches, and roofing materials including ensuring the center dormer will be moved to the south of the chimney and to pick up the suggestion to shorten the wings of the dormers. Some of the other details including adding a historical sill at the windows and adding wood trim under the roofline.

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

1. Windows to show historical sill.
2. Move the dormer for the bath to the rear elevation thereby eliminating one dormer.
3. Realign dormer on the right (south) to be a better proportion especially as it relates to the roof line.
4. Asphalt shingles or dark rolled roofing will be fine for the roof if the dormers are reconfigured and the roof remains low-slope/near flat.

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

518 Ridgewood Avenue

Jason and Jen Sendos-Keshka

Chair Darby called for the application. Gabriel Nardella, owner, and John Guadagnoli, architect, presented the application to install a new railing with narrower spaced balusters and new vertical lattice under the porch between the piers. The porch will get a new gutter with the leader to the turn the corner at the porch. There were no significant comments.

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

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

24 Hamilton Road

Van William Taylor and Elizabeth Herr Taylor

Chair Darby called for the application. Mark Wright, architect, presented the application on behalf of the owners to add a second story addition at the rear to an existing one-story kitchen with an 18-inch overhang of the addition. This addition will be to accommodate an ensuite bathroom. The materials of the main building are stucco and the proposed addition is proposed to be finished with cedar shingles to match the dormers. The cantilever will be supported by a painted wooden bracket. The architect also reviewed the transition of the new wood shingles to the existing stucco including adding a flare at the transition between floor levels. In addition to the proposed addition, the existing one-story section's corner pier is crumbling and this will be replaced with block and clad with stucco. The crawlspace will be enclosed with wood lath to match the rear stair.

Mr. Korian thought the leader off the addition will not work and may be best if pitched to the other side. Mr. Darby also agreed about the leader. Mr. Deacon thought that the shingles as the finish material does not work and the addition should be clad with stucco. After some discussion, it was agreed the addition should be clad with stucco and the roof drainage changed to be simpler. In changing the siding materials, the architect should also eliminate the sweep at the transition between the first and second floors.

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

1. Change the wood shingles to stucco finish to match the main house.
2. Revise the drawings to improve the roof drainage.
3. Remove the sweep transition between the first and second floors at the addition.

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

8 Ridley Court

Stephanie Zandeh and Catherine Allen

Chair Darby called for the application. Stephanie Zandeh and Catherine Allen, owners, and Sam McNutt, architect, presented the application to change an unused balcony that leaks to an interior space between existing dormers. The material of the dormers will be to match existing including asphalt shingles at the roof, cedar shingles as siding, wood casements with muntins, and wood trim to match.

Mr. Korian noted the changes are appropriately massed and Mr. Darby noted the changes are not highly visible. There was a lengthy discussion on the configuration of the dormer and the windows and the architect was asked to look at placing three grouped casements to match other elements on the building. The architect noted that there may be egress issues and the interior configuration may not permit the change but that they would investigate the change.

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

1. The architect to review changing the dormers windows to three parts instead of two.

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

21 Herman Street

Maggie Wedemeyer and Chris Corbin

Chair Darby called for the application. Maggie Wedemeyer and Chris Corbin, owners, and Javier Fuentes, architect, presented the application to add habitable space at the attic level for a master suite and an office, which includes raising the roof. The work also includes a two-story rear addition to expand the dining room at the first floor and to add a bedroom at the second floor.

Mr. Darby noted that the proposed roof / attic floor change creates a different house architecturally and eliminates the Dutch Colonial Revival features. Mr. Colello agreed that the roof raising will be too much and changes the rhythm of the street. This house is narrower than its taller neighbors so raising the height to match those will be inappropriate. All HPC members agreed that there should be no changes to the front and the architect should try to capture any new space to the rear. The owner chose to withdraw their application.

APPROVAL OF MINUTES:

Mr. Link moved and Mr. Korian seconded to approve the meeting minutes for February 1, 2023, March 1, 2023, and April 10, 2023 all were in favor.

SUBCOMMITTEE:

96 Ridgewood Avenue (changes to dormer roofs): Subcommittee reviewed and approved the minor changes.

172 Bay Avenue (dormer and front porch): Subcommittee reviewed and signed off on minor changes to the drawings per HPC comments at the meeting.

160 Linden Avenue (rear yard pavilion): Details for the structure and the privacy wall were provided, reviewed by Subcommittee, and approved.

12 Clark Street (front porch): Minor changes per HPC comments at the meeting were submitted for review and approved.

OLD BUSINESS

- **Ordinance:** Proposed changes to the Ordinance were provided to the Borough officials.

NEW BUSINESS

- **May Eco Fair:** Various members volunteered to cover the HPC's table at the Eco Fair on May 20 with a rain date on May 21.

ADJOURNMENT

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC