

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

June 7, 2023

OPMA & ROLL CALL

Chair Darby called the meeting to order at 7:00 p.m. and Ms. Yewaisis 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
Jeff Link (Alt. 2)

ABSENT: Joaquin Stearns
Peter Korian
Gregory Lane (Alt. 1)
Margaret M. Hickey, Consultant to the Historic Preservation Commission

HEARING OF THE APPLICATIONS

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

**21 Herman Street
Maggie Wedemeyer**

Chair Darby called for the application. Javier Fuentes, architect, presented the application on the owner's behalf; this application returns from the last month. The design was revisited and the focus will be on the master bedroom design with an addition on the rear third floor and within the footprint of the existing building. The improvements include repair of the shingle siding and adding a dormer at the rear attic level, which will be a hybrid shed and front gable roof emanating from the existing ridge line. This means the front of the building will not be touched in this scheme. Mr. Darby thanked the owner and architect for listening to the HPC concerns on the massing and height. Mr. Colello also appreciated the changes made and the only concern was the roof shape of the dormer; it appears awkward and were other options explored. The architect noted the shed dormer created too low of a head height in the bedroom. Mr. Darby asked why the peak of the gable was not centered on the dormer. The architect noted that if the peak was centered, it would push the ridge higher than the existing ridge line. Mr. Deacon noted that the two fascia boards should align; the architect agreed. Mr. Link asked if the windows at the rear are to match the front; the architect noted this would be maintained. Mr. Deacon noted no issue with the massing.

On a motion by Mr. Colello, seconded by Mr. Deacon, the application was approved as submitted with the following comments to be reviewed by the HPC consultant.

1. The window trim at the new windows to match the existing.
2. The fascia boards at the dormer roof to align.

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

Christine Yewaisis recused herself from the next application.

34 Burnett Street

Janice Tawfiq

Chair Darby called for the application. Janice Tawfiq, owner and Nash Waters, architect, presented the application to change the attic space to a master bedroom suite including changing the interior stair. These changes result in the addition of rear dormer to increase the height of the attic space and to accommodate the reconfigured stair. The architect explained the existing conditions including the materials. The focus of the work pertinent to the HPC will be the addition of the rear shed dormer, which will be inset from the main roof on both sides. This dormer will be clad with the composite siding to match the existing. The front elevation will be unchanged and a rear smaller shed dormer will be removed. The dormer will start at the ridge of the main roof and all fenestration will be on the rear elevation. Mr. Darby asked if anyone had concerns about massing; there were none. Mr. Deacon had a question about the detail around the chimney as the drawings were conflicted and whether the shed will be engaging with the chimney; architect clarified the shed will be just slipping by the chimney and may be a field condition. Mr. Deacon noted that the building department should weigh in on this detail. Mr. Deacon asked if the intent will be to square the roofline at the shed dormer to match the main roof; the architect said no the intent was to match the existing dormer.

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

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

Christine Yewaisis returned to the meeting.

50 Essex Avenue

Arianna and Raymond DeLorenzi

Chair Darby called for the application. Arianna DeLorenzi, owner, presented the application to extend over an existing first floor addition at the rear in order to add and reconfigure bathrooms. Mr. Darby asked if anyone had concerns about massing; there were none. Mr. Deacon asked if the HPC members have concerns that the addition will end up blending with the existing building and not be distinguished from the original building. Mr. Deacon suggested running a corner board where the main building meets the new addition. Mr. Colello and Mr. Link did not have an issue with the addition not being distinguished. Mr. Deacon also suggested adding a wider board between the first and second floors, and the corner board between the main and the addition. The wider board could match the width of the existing cornice, which will be removed. These are just suggestions but the architect could propose an alternative that would have to be reviewed by subcommittee. Mr. Deacon noted the side elevation window should be clearer on its type of window.

On a motion by Ms. Moriarty, seconded by Mr. Link, the application was approved as submitted with the following changes to be reviewed by the HPC consultant.

1. Provide a solution to delineate the addition from the main addition at the vertical and horizontal planes.

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

186 Linden Avenue

Jason and Michelle Shuey

Chair Darby called for the application. Jason and Michelle Shuey, owners, presented the application to construct a second-floor rear addition for a new bedroom and to add a dormer at the rear to the attic level. The materials and dormers are to match the existing and the dormer will be only centered on the rear roof. The second story addition has a centered boxed bay projection on its rear elevation. Mr. Darby asked if anyone had concerns about the massing; there were none. Mr. Colello noted on the east elevation there will be a large expanse of no windows and wondered if other members had issues with the lack of windows. Mr. Link asked about the eave extension and whether it extended beyond the main roof; Mr. Colello and Mr. Deacon thought that it was just a drawing convention related to where the second-floor plan was cut. Ms. Yewaisis agreed with Mr. Colello about the lack of windows on the side elevation. Ms. Moriarty asked how visible the side would be. Mr. Darby said there is currently a large gap between this house and its neighbor so the addition will be visible. Ms. Moriarty said you could put in a shadow boxed window or you could move the location of the closets rather than have a window in the closet(s). Mr. Deacon said you could also have a his/hers closet and put a window in between. Mr. Link asked about the sun tunnel in the shower as it is not shown on the roof plan but is in the bathroom plan. This will need to be shown where it would come out on the roof, and it should be on the rear.

On a motion by Mr. Link, seconded by Mr. Deacon, the application was approved as submitted with the following changes to be reviewed by subcommittee.

1. Add a window in the east elevation.
2. Indicate where the sun tunnel will be placed.

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

Nicholas Colello recused himself from the next application.

39 Wildwood Terrace

Daniel and Carmen Pence

Chair Darby called for the application. Carmen Pence, owner, and Karen Brinkman, architect, presented the application to reconstruct the existing front porch including replacement of the columns, installation of a new 30-inch-tall railing since the porch floor sits greater than 30 inches about grade, and replacement of the upper balustrade. The intent will be to reuse the existing stone piers and all materials will be paintable synthetic for all components. Mr. Deacon asked about the style of the newel posts for the upper and lower balustrades and clarified the upper newels will be 6 x 6 to better

align with the columns; this appeared okay. Mr. Deacon expressed concern that the new handrails will align with the columns when they previously were inset from the existing columns and wondered what the other members thought about this detail. There was some discussion as there was no handrail originally per the historic image. Ms. Moriarty asked if the handrails should be curved. The architect noted that in-setting the railings will take away from the existing wide door; Mr. Deacon agreed with this argument. The members had concerns about how the handrail was drawn and indicated the top of the handrail should match the proposed guardrail. Mr. Darby asked what would happen if they did not get the variation for the handrail height; if not approved, the application would have to return.

On a motion by Ms. Yewaisis, seconded by Ms. Moriarty, the application was approved as submitted with the condition if the variation for the railing height was not approved, the application would need to return to subcommittee.

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

Nicholas Colello returned to the meeting.

APPROVAL OF MINUTES:

No minutes to review at this meeting.

SUBCOMMITTEE:

96 Ridgewood Avenue (more changes to dormers on two-story side addition/property set back from the street) – Reviewed and approved by subcommittee

172 Bay Avenue (dormer and front porch – property that sits on a slight hill) The dormer changed and revisions to railings reviewed and approved.

160 Linden Avenue (rear pavilion) – Minor changes to the pavilion design reviewed by subcommittee.

12 Clark Street (front porch) – Minor changes to the front porch reviewed by the HPC consultant.

8 Ridley Court (dormer/second floor additions) – Architect prepared a window study and ended up with no changes; area of work not really visible from the public right of way.

24 Hamilton (second story rear addition) – Second floor rear addition to change to stucco to match main house – reviewed and approved by subcommittee.

155 Ridgewood Avenue (front dormers on the Tudor) – reviewed and approved by subcommittee with only one minor comment to change roof material to modified bitumen.

104 Osborne Street – brick samples for stoop and retaining wall reviewed and approved by subcommittee.

Mr. Colello made a motion and Ms. Yewaisis seconded to approve the subcommittee report; all were in favor.

OLD BUSINESS

- **Ordinance:** Mr. Darby sent another letter for feedback on when the ordinance changes will be made and has not heard back from the Borough.

NEW BUSINESS

- Ginny Moriarty's last meeting and has been on the HPC for five years and thanked Ginny for all her hard work and dedication.

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