

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

August 2, 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
Peter Korian
Joaquin Stearns (arrived during 1st application)
Jeff Link (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Greg Lane (Alt. 1)

HEARING OF THE APPLICATIONS

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

72 Windsor Place

Jennifer Donadio and Jason Moshos

Chair Darby called for the application. Jason Moshos, owner, and Lynne Bright Williams, architect, presented the application, which includes two additions to an existing Craftsman style house including a screened-in porch and a kitchen expansion with new stairs at the rear. Ms. Williams noted the porch will be minimally visible from an acute side view. The kitchen addition with shed roof will be detailed to match the existing house. The windows will be Marvin matching the main house except the basement, which will be vinyl due to their proximity to grade. At the main house, there will be two existing openings modified: one at the left side of the gable end; and one on the right side of the house matching the width of the interior space. The small stone wall, not original, will also be removed to help access along the driveway. Mr. Colello began the conversation noting there appeared to be no issue with the massing and the members concurred. Mr. Deacon confirmed the addition extends about an additional five feet from the main house. He noted that having the existing elevations to compare to the proposed work would have been helpful. He confirmed the railing spacing, 3 ¾" on center for the balusters, and the foundation will be parged concrete.

On a motion by Vice Chair Yewaisis, seconded by Mr. Deacon, the application was approved as submitted.

Darby	Yes	Deacon	Yes	Korian	Yes
Colello	Yes	Stearns	Absent	Yewaisis	Yes

		Lane (Alt. 1)	Absent	Link (Alt. 2)	Yes
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44 Glen Ridge Parkway

Lee Abraham

Chair Darby called for the application. Lee Abraham, owner, and John Guadagnoli, architect, presented the application to construct a new garage replacing one that was destroyed in a storm. Mr. Guadagnoli noted the garage is to match the main house/demolished garage in siding, trim, and other detailing. Mr. Link noted that the north and south elevations on the drawings are mislabeled. He asked why the vent at the gable is round rather than triangular; the architect noted it was to add detail to the façade. Mr. Stearns expressed a concern about the size of the garage as it will be three feet wider than the existing (demolished) and the door is not two separate openings. He also asked about the detailing of the inset panel as the proportions from top to bottom is problematic; it should either be centered or eliminated altogether. The inset panel could be made shorter to about six inches but did not recommend installing a taller door. Mr. Colello noted that the garage is detailed with corner boards, but the main house does not have corner boards; the garage shall match the main house. The windows should also match the main house of six-over-one sashes.

On a motion by Mr. Stearns, seconded by Vice Chair Yewaisis, the application was approved as submitted with the following changes to be reviewed by the HPC consultant:

1. Correct drawings for north/south.
2. Eliminate inset panels and reduce head trim.
3. Install six-over-one windows as side elevations.
4. Eliminate the corner boards; siding to match main house.
5. Provide the garage door specifications including image and model number.

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

10 Ferncliff Terrace

T Pullers 4, LLC

Chair Darby called for the application. Usman Hughes, owner, and Steven Considine, architect, presented the application to add a one-story rear addition to an existing three-story Tudor Revival style house. The architect described the current house as a combination of brick and stucco and noted the addition would not be highly visible and has a simple form. Mr. Colello asked if the building is to be brick or siding because the drawings are unclear. The architect noted it should be brick and the brick will be painted to match the existing. Mr. Korian noted that the one side will not be visible but the side with the garage will be visible, and the addition is one blank wall and there are no decorative treatments to complement the main house. The addition should also not align with the existing house and be distinguished from it. Mr. Deacon noted that the drawings are lacking in detail for the existing house or what is to be proposed, making it difficult to assess the compatibility of the design. Mr. Stearns also questioned the accuracy of the existing condition/as-built drawings. Mr. Darby suggested the Owner return next month with more detailed drawings, refining the cladding materials, adding fenestration, and making the addition distinguished from the main house.

The owner withdrew the application and will resubmit incorporating the comments of the HPC.

Mr. Colello recused himself from the next application.

35 Stanford Place

Thomas and Lisa Johnston

Chair Darby called for the application. Thomas Johnston, the owner, presented the application which includes extending the kitchen six feet to improve the interior layout, which is awkward. It was noted the materials are to match the existing including the windows and trim, the windows are to be Andersen 400 series, and the choice to extend to the side yard, which will require a variance, was not to disturb the rear yard. Mr. Stearns thought the rooflines were interesting and the massing blended well with the existing. There were some questions about the rear elevation, but this is not visible from the right of way. Chair Darby asked about the pitch of the roof and the overhang and whether it should match that at the third floor, but no other member appeared to have a concern.

On a motion by Vice Chair Yewaisis, seconded by Mr. Link, the application was approved as submitted.

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

Mr. Colello returned to the meeting.

85 Douglas Road

Eric and Sarah Jane Scott

Chair Darby called for the application. Sarah Jane Scott, owner, and Eric Scott, owner and architect, presented the application which includes adding a second story over an existing one-story porch to a center-hall Colonial Revival including reworking the first-floor enclosure. The main house is brick and the addition is wood frame. The architect explained in detail the architectural features of the changes and the addition including a shallow hip roof, siding at the second floor with two clerestory windows on the side elevation with panels below, and large windows with wood pilasters set between to match the surround at the front entrance. Mr. Colello expressed concerns about the proportions in that the second floor improves the first-floor addition, but the detailing is not quite satisfactory in terms of compatibility with the main house. Mr. Stearns asked if brick as a cladding was considered but the architect thought the brick would be difficult to match. Chair Darby noted that the trim detailing at the windows is not a good match to the main house. He also asked if this was the right opportunity to install faux slate on the addition, but most HPC members thought a lower roof pitch may be more helpful; Mr. Stearns suggested lowering it by at least two feet, so it is almost flat. There was significant discussion on the fenestration including the detailing around the windows, the type of windows, and their proportions to each other and from first to second floor including the first-floor window heads should match that of the main house. It was suggested the detailing around the first-floor windows was too flat, the band course between the two floors should be celebrated, and the type of windows streamlined. There was also discussion about how the wood to brick floor transition should be detailed with the new enclosure configuration, which appears not fully resolved. Mr. Korian questioned the shutters on only the one window at the front, second floor; the architect noted they plan to reinstall shutters at the main house.

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

1. Lower the ridge of the hip at least two feet and use a rolled roofing.
2. Provide improved detailing between the first-floor enclosure and the existing brick base based on the discussions.
3. Design with six-over-one windows at the second floor.
4. Modify the trim to be wider and more in line with the main house.
5. The first-floor windows should better align with the existing house's first floor windows.
6. Raise the level of the first-floor trim to better align with the proportions between the first and second floor levels of the main house.
7. Provide the specifications on the windows, which should not be vinyl.
8. Provide specifications on the shutters and the pilasters.

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

270 Maolis Avenue

Richard and Maria Waters

Chair Darby called for the application. Richard and Maria Waters, owners, and Courtney Rombough, architect, presented the application, which includes rebuilding and expanding a rear porch, which is in poor condition, taking a corner of the porch and enclosing it for a mud room, and adding a new window and door at the rear elevation. The rear porch/deck to be expanded will step down at this juncture and a railing added that is similar to but not an exact match to the existing, which will be repaired and remain. There is also the elimination of one window in the kitchen wall opposite the new mud room. Mr. Darby suggested making the removed window a shadow box window rather than full removal, so the exterior wall is not devoid of fenestration. Mr. Stearns suggested lowering the height of the large sliding doors and new window at the rear elevation so there is room for the fascia under the eave to match elsewhere on the house. There was an extensive discussion on the detailing of the railings and the transition between the existing porch and the new railings. Mr. Colello questioned whether adding the siding detail similar to the main house should be considered. Others suggested removing the double bottom rail. Many of the HPC members noted that the drawings are missing a lot of the little details for the deck and at the house and that the architect may be relying too heavily on the 3D renderings therefore has not worked out the details in plan and elevation. Ms. Hickey suggested that the existing columns at the main house be repaired and not replaced. The HPC members did note that the proposed design resolves the massing.

Public Comment: John Faulk, 102 Hawthorne Avenue expressed his liking for the design approach.

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

1. Adjust the head heights of the sliding doors and adjacent window to permit the inclusion of the fascia board under the eave matching the detailing of the main house.
2. Shadow box the removed windows at the kitchen wall.
3. Resolve the details of the rear deck per the comments including but not limited to the detailing of the railings and the stairs and the transition between the existing and new, and the railings at the stairs leading off the deck.
4. Resolve the drawings in plan and elevation and not in the 3D renderings.

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

APPROVAL OF MINUTES:

No minutes to review at this meeting.

SUBCOMMITTEE:

300 Linden Avenue (as-built and brackets): This application is currently under review by the subcommittee.

OLD BUSINESS

- **Ordinance Changes:** Chair Darby has been pressing Councilperson Morrow to have the Borough bring the changes up for a vote.

NEW BUSINESS

- **New Member:** Dina Deshan will be joining as a new alternate member next Monday.

ADJOURNMENT

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC