

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

**October 4, 2023**

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**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  
Peter Korian  
Greg Lane  
Joaquin Stearns  
Dina Deshan (Alt. 1)  
Jeff Link (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Robert Deacon

**HEARING OF THE APPLICATIONS**

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

**188 Midland Avenue  
David and Alyssa Case**

Chair Darby called for the application. David and Alyssa Case, owners, and Jason Papa, architect, presented the application for interior changes requiring the enlarging of the gable-end window to a nine-over-one sash. Mr. Colello and Mr. Stearns noted that the interior plans and exterior elevations do not align.

On a motion by Vice Chair Yewaisis, seconded by Mr. Colello, the application was approved as submitted with the following change to be reviewed by the HPC Consultant.

1. Coordinate the drawings from interior and exterior and show the sashes as nine-over-one.

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

**18 Rudd Court  
David Scharfstein and Eleni Zanias**

Chair Darby called for the application. David Scharfstein, owner, and Courtney Rombough, architect, presented the application to rework the interior layout of the existing kitchen, which was part of a

previous renovation. The exterior work focuses on moving a window at the first floor slightly to align with a second-floor window. The HPC members had no concerns.

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

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

## **64 Benson Street**

### **Mr. and Mrs. Michael Baur**

Chair Darby called for the application. Michael Baur, owner, and George Held, architect, presented the application to provide space in an existing kitchen and enlarge a bathroom to accommodate a wheelchair via a rear addition. The work also includes enclosing the front porch, adding a new front stoop and stairs, and to replace the windows and all of the siding with either cedar shingles or composite-type shingles; a sample of the shingles has been submitted to the subcommittee. Mr. Stearns asked if there were existing condition drawings; there were none. Mr. Link asked if there was a cut sheet on the front door and confirmed the existing siding is asbestos shingle but it is over an existing wood shingle. Mr. Stearns confirmed the shingles will be 7" exposure to match the existing wood shingles. Mr. Stearns explained that composite shingles typically do not match wood shingles and have been rejected in the past by the HPC. Chair Darby said that it was nice to see the intent is to get back to the original shingle appearance, but the actual material proposed for use would need to be reviewed by subcommittee.

Vice Chair Yewaisis asked to look the rear addition; Mr. Bauer showed all of the elevations for closer examination. Ms. Hickey confirmed that the dash-dot around the existing windows was just showing the siding being removed and not the window sizes being changed. Mr. Darby asked if any HPC members had an issue with the massing and no one expressed any concerns. He then asked if the addition is adequately delineated, that is, new verses the existing. Mr. Held explained why the addition aligns with the main front section. Mr. Stearns noted that the configuration of the roofline would be the distinguishing feature between old and new.

Mr. Link asked about the windows; the Owner plans to use the Andersen Fibrex windows, 400 Series. Even though the submittal notes vinyl, they are a paintable material. Owner/architect should provide cut sheets showing muntins that are SDL/GBG.

Mr. Stearns asked about the materials for the stairs, which the architect noted would be Azek for the risers and skirt, and composite for the treads and deck, and composite for the railings. Mr. Stearns requested more detail on the railings. He also noted that the railings at the front stairs hit the bottom of the windows and are in conflict. Mr. Colello noted that the underside of the stairs should be finished with framed lattice. Mr. Colello asked why the stairs are narrower than the porch and the architect noted that it is typical for this style of home to have stairs narrower. Mr. Korian asked about the shutters; they are to be wood to match existing.

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

1. Provide cut sheets for the windows/sashes to include SDL/GBD muntins.

2. Provide detailing for the stair and railing and coordinate with the location of the windows.
3. Subcommittee to review the siding materials, which are currently in the Building Department.

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

## 51 High Street

### Luke Franklin and Nicole Little

Chair Darby called for the application. Luke Franklin and Nicole Little, owners, and Michael Sweebe, architect, presented the application which includes raising the attic to make third floor living space. The work will include raising the roof asymmetrically by keeping the top plate at the front, raising the ridge height, and raising the top plate at the rear. The work also includes adding a larger dormer on the front and adding one on the rear. The front dormer would be made wider but will keep the exposed rafter tails and add Craftsman-style detailing. The rear dormer will be gabled and almost as wide as the main block, which will help to accommodate the stair head height needed. The ridge will be raised about five feet. There will be no changes to the existing chimney. The materials will be wood windows by Marvin, asphalt shingle roofing, and cedar shingles to match the existing.

Chair Darby asked HPC members thoughts on the massing. Mr. Colello noted that raising the roof will change the relationship to the adjacent dwellings and it would be too dramatic especially since the sidewalk slopes away from the house toward adjacent houses, which are shorter in stature. Mr. Franklin noted that a house on the other side of the street raised their roof so they are following this precedent. Mr. Stearns noted that is not simply a matter of raising the roof but it is a matter of the context of the neighbors and the houses on the other side of the street are generally taller along the whole block. For this house, the houses to the left are generally taller and the houses to the right are either the same height or generally shorter, which makes a difference in how the addition is evaluated. Mr. Stearns noted that there should be some context drawings provided so the HPC members can better evaluate the impact of raising the house compared to its immediate neighbors on the same side of the street. The architect noted that the current attic level is not useable because the ceiling is only 6'-4" and they are trying to meet code. Mr. Link noted that there are a variety of house heights on this street and he is okay with what is being proposed, in terms of the massing. Mr. Stearns recommends providing an adjacencies diagram. Chair Darby finds the change in the roofline will be significant and have a negative impact. The issue is not necessarily raising the roof but questions why it needs to be over five feet. Vice Chair Yewaisis agrees with Chair Darby. Mr. Lane agrees with Mr. Link, there is a lot of variety on this block already. There was extensive discussion about the roof heights including the detailing of the dormers and whether the dormers impact the perception of the roof heights.

Mr. Stearns also noted that the detailing of the rafter tails needs to be rectified. The architect agreed that what is planned and what is drawn for the rafter tails at the front dormer is incorrect.

The HPC members also gave advice to the owner and architect about how to present the relationship diagrams for the next meeting so the members can ultimately approve this project with adjustments at their next meeting.

The owner withdrew the application to return next month.

### 957 Bloomfield Avenue Soraya Urquijo

Chair Darby called for the application. John Guadagnoli, architect, presented two schemes to add a second-floor addition over an existing one-story sunroom/enclosed porch wing at the front. The HPC members all agreed that Scheme #1 was not appropriate and the discussion focused on Scheme #2. The new addition has a side gable roof with a clipped gable end, is finished with clapboards, and has a dormer. Mr. Link noted that the clipped gable end should be removed and Mr. Stearns added the lower gable roof including the pitch should match. Mr. Stearns noted the dormer window should be centered on the elevation and the roof overhang should also match the main roofline. The architect shall provide a cut sheet for the Marvin windows.

On a motion by Mr. Lane, seconded by Vice Chair Yewaisis, the application was approved with the following changes to be reviewed by subcommittee, as noted:

1. Center the new window.
2. Remove the clip at the gable-end roof.
3. Match the overhang of second-floor main roof.
4. Provide the specifications for the new window.

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

### 199 Baldwin Street Vilas and Bela Chopra

Chair Darby called for the application. Vilas and Bela Chopra, owners, and Evan Scott, architect, presented the application for a one-story rear extension for a mud room and bigger family room. Mr. Scott reviewed the drawings, which includes a one-story addition that aligns with the main building to the rear on the driveway side and along a previous one-story addition. He noted that the windows are to match existing but will be Andersen 400 Series windows. The siding will match the existing, which is asbestos siding. The intent in the design is to match the turret over the new mud room entrance and to put a new gable roof over the rear extension. Mr. Korian questioned the pitch of the proposed new turret and the roofs do not appear to be integrated making the massing awkward. Mr. Darby questioned why duplicating the turret roof. The architect noted that some of the roof decision-making is also to avoid the existing windows. Most members were in agreement that scale is fine but the issue appears to be with the turret roof. Mr. Stearns thinks that just extending the gable rather than add the turret would simplify the roof. There were also questions to where the roof runoff will go in the corner, at the juncture of the addition and the existing building. Vice Chair Yewaisis questions whether mimicking the turret meets the *Standards*. The architect sketched on the screen changing the turret to a simple gable roof over the entrance, and the members found this to be more appropriate.

On a motion by Mr. Lane, seconded by Vice Chair Yewaisis, the application was approved with the following change to be reviewed by subcommittee, as noted:

1. Change the roofline per the discussions over the entrance.

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

Lane	Yes	Deshan (Alt. 1)		Link (Alt. 2)	Yes
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**APPROVAL OF MINUTES:**

On a motion by Mr. Colello, seconded by Mr. Korian, the August 2, 2023 minutes as corrected, were approved with Ms. Deshan abstaining.

On a motion by Ms. Deshan, seconded by Vice Chair Yewaisis, the September 6, 2023 minutes were approved.

**SUBCOMMITTEE:**

**92 High Street** (front porch with dormer above): Owner revised the plans to show the porch will be rebuilt to match the 1959 image exactly.

**30 Snowden Place** – The TV show, *This Old House*, is using 30 Snowden Place as their building for 2023 and they asked if they could use Hardie shingles verse cedar but the subcommittee reviewed mock-ups of the two materials and voted against the Hardie shingles.

**OLD BUSINESS**

- **Ordinance Changes:** Chair Darby noted that Ms. Hickey and he are planning to meet with Councilperson Morrow and Erik DeLine to review the ordinance changes and the plan for gaining approval from the Borough Council. Chair Darby noted that the main concern of the Borough is about the windows and window approvals and to make sure the process is not onerous for owners.

**NEW BUSINESS**

- Continuing Education is needed for this year. There was some discussion and it was agreed that we combine alternative materials and a review of the *Rehabilitation Standards*.

**ADJOURNMENT**

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

Respectfully submitted,

Margaret M. Hickey, AIA  
Consultant to Glen Ridge HPC