

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

March 6, 2024

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 video conference.

PRESENT: Chair Geoffrey Darby
Vice Chair Christine Yewaisis
Nicholas Colello
Robert Deacon
Greg Lane
Peter Korian
Joaquin Stearns

Jeff Link (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Dina Deshan (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.

**311 Ridgewood Avenue
Frank and Alex Roda**

Chair Darby called for the application. Frank Roda, owner, and Courtney Rombaugh, architect, presented an application to remove an existing small addition and deck at the rear and add a one-story addition with new window that is visible from both sides of the house. The new addition will have a shed roof with exposed rafter tails and stucco at the walls to match the main house. Mr. Lane asked that the cut sheets for the windows be provided and it would have been helpful to have the existing elevations. Mr. Stearns noted that it would have been helpful to also have the rear elevation to understand the reasoning for the pitch and detailing of the proposed shed roof. Mr. Rombaugh noted that they were trying to achieve 9'-11" ceilings in the proposed family room. Mr. Deacon agreed and suggested that the roof could be flat and the rafter tails could be eliminated in order to lower the roof without sacrificing the interior space. It was also suggested that a v-groove in the stucco be added to distinguish existing and new addition. Mr. Stearns and Ms. Yewaisis discussed the sized and detailing including the configuration of the lights including in the transoms so that the new windows are more compatible with the existing. Mr. Deacon tended to agree that the windows needed more work and the proposed windows were more foreign to the existing building than would be expected and they should be more proportional to double-hung windows, wider and set with a lower head height. Ms. Yewaisis noted the existing windows are fine and graceful and those qualities

should be applied to the side elevation. Mr. Deacon noted the three-part front window should serve as the inspiration. He also noted that the detailing for the deck should follow the HPC guidelines.

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

1. Change the roof so it is more in keeping with the sunroom by lowering the roof and adjusting the slope and align with the bottom of the second floor window; update the 3D drawings as well.
2. Change the side window to be in keeping with the front detailing of the bay window.
3. Provide the window cut sheets.
4. Detail the deck to follow the HPC design guidelines.

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

232 Forest Avenue

Rohan Handa and Davina Etwaru

Chair Darby called for the application. Rohan Handa and Davina Etwaru, owners, and Laura Berwind, architect, presented the application to enclose the three sides of an existing covered porch on the side of the house with new wood siding to match the main house, windows along the front and sides, and a door at the rear. The new windows to be six-light casement sashes. The siding shall sit directly on the existing brick patio, which is being retained. Mr. Colello confirmed the windows will be Andersen 400 Series casement and the brick border of the patio will be retained. Mr. Stearns questioned how the siding was to meet the existing patio as the drawings show a skirt board when none should exist and there also should be no corner boards. Ms. Hickey clarified with the HPC members that the sills of the windows are to match the main house and carry over around the corner to tie into the sills on the side elevation.

On a motion by Mr. Lane, seconded by Mr. Colello, the application was approved as submitted, with the following condition to be reviewed by subcommittee:

1. The windows shall be Andersen 400 series casement sashes with SDL/GBG muntins; architect to provide a cut sheet.
2. The windows shall be detailed with a historic sill carried over and no corner boards.
3. Siding shall go to the top of the brick patio and eliminate the skirt board shown.

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

4 Hamilton Road

Mary and Leighton Zema

Chair Darby called for the application. Mary Zema, owner, and Val DiGiacinto, architect, presented the application for a one-story rear addition to house a mud room and to install a new frame deck. The addition is to align with the bay window and some windows will be relocated on the side elevation with minor window modification at the first and second floors. Deck will have a framed lattice and brick piers. All new siding is to match the existing. Mr. Deacon noted that there appears to be no

issue with the massing. Mr. Stearns asked what is happening with the roof over the addition, which is a tricky transition between a flat TPO roof and asphalt shingled pent roof. Mr. Stearns confirmed the shingles will match the existing asphalt shingles. Mr. Deacon confirmed the detailing is going to be tricky and the architect agreed that he will be working with the contractor on the transition, but this does not impact the design. Mr. Darby questioned the blank wall on the second floor on the one elevation and architect noted that the area is set far back and behind the chimney. Mr. Darby noted that there could be a shadow box window of both existing windows. Mr. Stearns asked why the window on the first floor next to the chimney is too close and discussed on moving away from the chimney at least a little bit. Mr. Link noted that as long as the trim fits there is precedent to have the window abut the chimney. Mr. Korian noted you could make the window narrower. Owner noted she did not mind moving the window and losing a portion of the upper cabinet. Mr. Colello noted that the thin brick should be provided and reviewed.

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

1. Provide two (2) shadow box windows on second floor on the north side.
2. Move the window away from the chimney at the first floor leaving enough gap for siding (about the width of the trim).
3. Provide a sample of the thin brick and mortar to be used; this can be done once a contractor is working on site.

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

75 Hawthorne Avenue

Open Concepts (Dina DeShan)

Chair Darby called for the application. Jonathan Perlstein, architect, presented the application to restore the front porch to a more open condition, restore the six-over-one windows or some variation, add a small mud room addition at the rear along with a new deck, add a second floor master suite, add egress windows from the basement on the driveway side, add a cross gable addition at rear with attic space, extend the roofline and adjust some window locations on the side elevations and add railings to the front porch now that is it going to be opened with a simple handrail at the existing stoop. Mr. Colello noted that the new gable's ridge is higher than the existing ridge. Mr. Perlstein noted that the two slopes of the roof match but Mr. Stearns countered the two rooflines are not seen together so the addition roof slope could be adjusted. Mr. Stearns has a concern about the side overhangs, it appears the lower sloped section is inaccurate and after some discussion, the slope should match the existing, not extend the full depth of the addition, and match the front porch. This should be applied to both sides. Mr. Stearns also had a concern about the second floor window, they are too small. A second window could be added and then equally spaced; this second window could be shadow boxed. Mr. Link has an issue with the configuration, they should look like one-over-one windows. Mr. Deacon noted there should be a distinction between the original and addition. Mr. Darby asked if the change in material at the foundation is enough of a distinction; most of the HPC members agreed. Mr. Darby asked if the guardrail is needed at the front porch and the HPC asked the architect to talk with the code official to see if they would provide a variation. If the railing is required to meet code, Mr. Stearns noted that the handrail should match the guardrail rather than the metal handrail.

On a motion by Mr. Link, seconded by Mr. Colello, the application was approved as submitted with the following conditions to be approved by subcommittee:

1. Adjust the slope of the “fake” roof on both sides and cut it back to match the front porch.
2. 30” wide one-over-one windows at the second floor and add a second shadow box on each side equally spaced.
3. Correct the drawings for the roof slope at the rear so the ridge does not site above the ridge.
4. Change casement window to appear to be one-over-one hung sash but maintain casement for egress requirements.
5. Check with the code on the lack of a railing as this is preferred. If railing is needed, it should the handrails should extend to match the appearance of the guard rail.
6. The A/C units shall be set at the back of the building.

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

Christine left the meeting early.

96 Sherman Avenue

Alissa and Zubin Jelveh

Chair Darby called for the application. Alissa and Zubin Jelveh, owners, and Dan Kopec, architect, presented the application for a two-story addition to the front and side of the existing house. The addition was chosen to be at the front because the owner essentially lacks a rear yard being at the curve of a dead end street and next to the railroad. The addition removes an existing one-story porch and added a two-story addition with gable roof that aligns with the gable roof of the main building. The treatment of the addition is clapboards on the bottom and shingles on the second floor to match the main house, and the addition is recessed six inches on the front and the ridges align between the existing and new. The fenestration is essentially mimicked on the front but the owners wanted more light on the side elevation so the first floor incorporates two picture windows. Mr. Stearns expressed concern about the massing, the overall size of the new addition, and how it is tied to the existing building. Mr. Darby agreed noting that there is little distinction between the existing and new so that the addition gets assumed into the main body of the house. The HPC discussed that the addition needs to be reduced in size and possibly have a greater distinction between old and new, but not necessarily (see below). There appears to be no balance point between the old and new. Mr. Deacon asked if the front addition could be pinched and then the back pushed out. Unfortunately, Mr. Kopec noted by doing that you would lose a bedroom on the second floor. Mr. Kopec and the HPC members discussed the project in more detail trying to give the architect and owners advice on how to approach the redesign including even breaking the HPC rules if it improves the design. Some suggestions included setting back the addition more, lowering the ridge of the addition, or extending the addition to align with the front a short distance and then setting it back to break up the massing. The design may look at a solution that a portion of the addition is more in line with the main house and then the other portion is set more like an addition. Other considerations should include how the bay window/existing enclosed porch are treated, how the dormer is treated, and the picture windows on the side elevation are not appropriate.

The application was withdrawn by the owner.

APPROVAL OF MINUTES:

December 6, 2023, Minutes – Mr. Colello moved, and Mr. Deacon seconded to approve the December 6, 2023 minutes. All were in favor.

January 3, 2024, Minutes – Mr. Link moved, and Mr. Deacon seconded to approve the January 3, 2024 meeting minutes. All were in favor

SUBCOMMITTEE:

319 Forest Avenue (rear deck with overhang) – owner pulled the addition in and changed the roof pitch; these changes were approved by subcommittee.

85 Douglas Avenue (second story over enclosed porch) – Owner submitted the window specifications and subcommittee approved.

17 Madison Avenue (removing jalousie windows at rear porch) – Owner submitted information and the work is currently being reviewed by the subcommittee.

OLD BUSINESS

- Ordinance Changes: Mr. Darby, Ms. Yewaisis, and Ms. Hickey are to meet after this meeting.

NEW BUSINESS

- Ms. Hickey noted that the Planning Board has requested the ability to project projects in the Council Chambers and once that is up and running, which will take a few months, the HPC meetings will return to in person.

PUBLIC COMMENT

- Dan Kopec, architect, thanked Ms. Hickey for sharing the update on in-person meetings, which has been a concern of his. He noted he also appreciates the submissions 20 days prior to the meeting and noted that Ms. Hickey provided the comments that the HPC members provided tonight for 96 Sherman Avenue giving him and the owners a heads-up the design was problematic. Ultimately, the owners decided to present as is and gain the HPCs comments. He also noted that the HPC Consultant in Hoboken shares their comments with the HPC prior to their deliberations and Glen Ridge may want to consider doing same.
- He also discussed a project to be submitted next month and asked for some consultation on how to possibly approach a change to a window.

ADJOURNMENT

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC