

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

April 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
Joaquin Stearns
Dina Deshan (Alt. 1)
Jeff Link (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Greg Lane
Peter Korian

HEARING OF THE APPLICATIONS

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

54 Midland Avenue

Donna Stratigis and Dennis Kelly

Chair Darby called for the application. Donna Stratigis and Dennis Kelly, owners, presented an application to rebuild the front porch stoop and stairs including adding two posts to support the existing overhang, which has sagged. Mr. Kelly noted they would like to match the porch two doors up from their property. The HPC members discussed the various proposed details, which were shown diagrammatically in the submission and in any resubmission, the HPC would be okay with noting photographs rather than try to improve the drawings presented. There was also discussion about the use of pressure-treated wood, which would require a finish if it was going to be used. The HPC also clarified no PVC materials or similar products should be used for the front porches.

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. Show a 4 x 4 post / newel on the bottom step and not to the side;
2. Add lattice below the deck and under the stairs;
3. The new posts supporting the overhang need plinths and column capitals;
4. The skirt should cover the structure;
5. If pressure-treated wood is used, it will need to be stained;
6. HPC recommended asking the Historical Society for earlier images of the house;
7. The risers need to be wood or a composite, not PVC;

8. HPC is fine with the Owner submitting images and noting them as how to porch will be treated.

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

7 Laurel Place

Ajeyo and Pompa Banerjee

Chair Darby called for the application. Ajeyo and Pompa Banerjee, owners, and Karin Robinson, architect, presented the application to add a one-story rear addition including reworking the deck/porch, reusing a stained-glass window from a different historic house on the side elevation, and the deck railing will match the front porch. Mr. Darby confirmed that the underside of the deck will be framed with lattice. There was an extensive discussion on the treatment of the addition, in particular how the roof meets the house but much of this detailing is either not visible or minimally visible from the sidewalk. After the discussion, the HPC members concluded the addition as designed is probably the best option.

On a motion by Mr. Deacon, seconded by Ms. Yewaisis, the application was approved as submitted, with the following condition to be reviewed by the HPC Consultant:

1. The lattice under the deck shall be framed and shown on the drawings.

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

332 Ridgewood Avenue

Jason O'Connor

Chair Darby called for the application. Jason O'Connor, owner, and Dan Kopec, architect, presented the application to remove one window and have the sill aligned with the counter on the interior. The window would align with the other sills, but the finish is brick face and cannot be matched so they plan to put a panel below.

On a motion by Mr. Link, seconded by Mr. Colello, the application was approved to install a new thin brick veneer and raise the sill. Sample to be submitted and reviewed by subcommittee.

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

4 Appleton Place

Lisa Detig

Chair Darby called for the application. Lisa Detig, owner, and Dan Kopec, architect, presented the application to modify windows on the driveway side elevation, including two at the first floor and one at the second floor as Ms. Detig makes interior improvements after a fire to the home a few months ago. Mr. Darby confirmed the windows sills will match the historic sill detailing. There were no other comments.

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

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

48 Lincoln Street

Patrick and Cheryl Southern

Chair Darby called for the application. Mr. Patrick Southern, owner, and Mr. Jonathan Perlstein, architect, presented the application to convert an existing rear porch into a family room with one-story extension. Mr. Darby confirmed the HPC members do not have any issues with the proposed addition's massing. He asked why the window sashes are six-light casements when the windows at the main house are one-over-one double-hung sashes. Mr. Stearns said he had more concerns about the placement than the style and they should be moved in three to six inches on either side of the addition's edges toward the center. There was some discussion on this point and as a matter of compromise and cooperation, the owner agreed to move them in about three inches on each side.

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

1. Make sure the plans and elevations align.
2. Move the two outer windows in toward the center about three inches each side.

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

57 Woodland Avenue

Sarah and Frank D'Angelo

Chair Darby called for the application. Sarah and Frank D'Angelo, owners, and Dan Kopec, architect, presented the application to add a two-story addition including kitchen, mud room and expanded bedroom at the rear of the house. It is a sliver of an addition at the rear and stepped back on the west side and aligned on the east side but it also abuts other additions one of which has an existing flat roof. Mr. Kopec noted that looked at various iterations and found extending the flat roof is the best approach. He further noted the new addition to match the detailing of the main house including brick foundation, building gutter, siding, trim, etc. Mr. Darby asked if there are any massing concerns, and none were expressed. Ms. Deshan asked why there are so few windows on the west side elevation; Mr. Kopec explained this is due to the kitchen cabinetry and one is not going to see much of this elevation. Ms. Yewaisis noted that the flat roof against the flat roof looks off in the 3D. Mr. Stearns also agreed but noted it looks better in elevation than in the 3D model, which is not accurate. Mr. Kopec noted they tried every variation of roof, and this was the best solution. Mr. Stearns has concerns about the windows on the east elevation and the long skinny window at the bedroom does not work with the rest of the house and maybe the window should be centered in the bedroom and switch to a double-hung window that matches the main house. Mr. Stearns agreed with Ms. DeShan about the lack of a window on the first floor and the application should consider at least a shadow box window to balance the elevation. The owners agreed and Mr. Kopec suggested matching the window on the second floor in the bathroom but will need to consult with the interior designer to look at the

options for both the first and second floor windows. Mr. Stearns wanted to make sure the cornice moldings are going to match the main house.

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

1. On the east elevation, second floor use a double-hung to match the main house, center the windows and align the heads of the windows.
2. On the west elevation, the architect to review window options but at a minimum add a shadow box on the first floor to match the existing smaller first floor window and replicate the same window on the second floor in the bathroom but its placement will need to be determined.
3. Cornice/crown detailing of the roofs to match existing.

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

18 Ridgewood Avenue

Shalin Ann Peries and Dasun Siripala

Chair Darby called for the application. Shalin Peries and Dasun Siripal, owners, and Milan Michail, architect, presented the application to add a family room and mud room at the rear of the house including a new entrance and an enlargement of the existing kitchen. Mr. Darby confirmed with the HPC members that there were no issues with the massing. Mr. Deacon noted the architect needs to provide specifications on the new windows, the details for the railings on the stair, which will be visible from the street, and that the elevations should call out the detailing and what is to match existing. Mr. Colello noted that the site plan is inaccurate, and it needs to show the set-in at the rear.

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

1. Provide specifications for the new windows.
2. Call out the building components to match the existing.
3. Provide the details for the railings.
4. Make sure the plans and elevations align.

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

APPROVAL OF MINUTES:

None this meeting.

SUBCOMMITTEE:

17 Madison Avenue (removing жалousies and installing new siding) – Owner provided additional information per HPC request and approved by subcommittee.

4 Hamilton Road (second story over enclosed porch) – Owner submitted the window specifications and subcommittee approved.

30 Snowden (major addition – railing change) – Code Inspector wanted a handrail on both sides of the front stair, so this change was sent to subcommittee and a full railing with top and bottom rails and balusters was approved.

311 Ridgewood Avenue (rear addition with transom window) – The Subcommittee reviewed the changes and asked for minor adjustments, which the HPC Consultant approved.

OLD BUSINESS

- Ordinance Changes: Mr. Darby, Ms. Yewaisis, and Ms. Hickey met on Monday to review the proposed changes and Ms. Hickey is to make the edits.

NEW BUSINESS

None

ADJOURNMENT

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC