

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

July 2, 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 (arrived late)
Greg Lane
Dina Deshan (Alt. 1)
Jeff Link (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Peter Korian
Joaquin Stearns

HEARING OF THE APPLICATIONS

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

Dina Deshan recused herself from the next application.

249 Forest Avenue

Brianne and William Corbett

Chair Darby called for the application. Brianne Corbett, owner, and Dan Kopec, architect, presented an application to eliminate a window on the side elevation as part of a kitchen renovation. The HPC members had no concerns with the project approach and Mr. Deacon confirmed the siding, where the window was being removed, would be replaced to match the existing.

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

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

Dina Deshan returned to the meeting.

Jeff Link recused himself from the next application.

231 Baldwin Avenue
Don and Julie Zichelli

Chair Darby called for the application. Don and Julie Zichelli, owners, and Susan Link, architect, presented the application to replace the existing front porch to match one seen in historic images at a side porch, restore the cedar shakes under the existing aluminum siding at the front elevation only, and add shutters to the windows at the front elevation only; the owners are planning to renovate this building in phases. The railings are to match the existing height at the current porch but per the details shown on the cover of the drawings. Ms. Yewaisis noted that the shutters should fit the opening and add a middle rail to align with the meeting rail of the window. The shutters should also be sized properly on the drawings; they are drawn too wide and too tall. Mr. Deacon commented that the trim around the windows and doors is to match existing under the aluminum siding and any new siding is to match the underlying cedar shingles.

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

1. HPC Consultant to follow-up once the siding exposed to confirm underlying siding conditions.
2. Change the shutters to fit the openings.
3. The trim around the windows and door shall match the existing, once the aluminum siding is removed.
4. Remove where new windows and roof are indicated on the drawings but are not to be completed this phase.

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

Jeff Link returned to the meeting.

318 Forest Avenue
Roger and Lisa Fuydal

Chair Darby called for the application. Karen Brinkman, architect, presented the application to construct a new front portico to add curb appeal and protection for the front door at a relatively newer construction/non-contributing resource in the district. The design incorporates the existing detailing at the main house but would like to use a plain column instead of fluted columns, which are used at the dormers. The design includes retaining the existing brick stairs and adding bluestone treads. Ms. Yewaisis noted that the design appears to fit well with the main house. Mr. Colello questioned how the portico sits between the two existing bay windows, which makes the portico appear too crowded. Mr. Deacon asked if the balustrade at the top was necessary. No other HPC members had concerns/did not share these concerns.

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

1. Remove the note to replace the garage doors.

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

Lane	Yes	Deshan (Alt. 1)	Yes	Link (Alt. 2)	Yes
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33 Hillside Avenue

Katherine Trimarco

Chair Darby called for the application. **Katherine Trimarco**, owner, and her partner, Wayne Klingman presented the application to update the façade of her home to incorporate vertical board-and-batten siding around one existing bay window and to paint the remainder of the façade. Mr. Lane asked about the proportions of the vertical board siding. Mr. Darby asked why the changes were even necessary and the owner responded that it was a detail often used with a High Ranch style home and she wanted to improve the home's curb appeal. Ms. Yewaisis noted that if the change was approved it should be applied to around both bay windows, which flank the front door. Mr. Colello did not think the board-and-batten siding would be appropriate. Ms. Deshan asked if the windows and siding were original; the owner clarified that the windows are replacements and the siding is original. Mr. Deacon noted he was not against the approach, but it should be applied to both sides of the front door. There was an extensive discussion between the owner and several members of the HPC about the approach including historical precedent, the reason for such a change to an existing primary façade that appears currently appropriate to its style, as well as the HPC looking at historical precedents for a change to board-and-batten siding. After a lengthy discussion, it was agreed that the owner would withdraw the application and return with modified elevations taking into consideration the HPC members' concerns about the current approach.

The application was withdrawn to return next month.

61 Clark Street

Daniel Smith

Chair Darby called for the application. Daniel Smith, owner, and John Fahmy, contractor, presented the application to rebuild a garage that was damaged by a tree falling on it. The plan is to build a new garage that matches the existing garage except to add windows, a new garage door, and two lights to either side of the garage door. Ms. Yewaisis noted that she preferred the garage doors drawn rather than the one presented as a cut sheet. She also noted that the lanterns proposed look appropriate.

On a motion by Ms. Yewaisis, seconded by Mr. Deacon, the application was approved as submitted for the replacement of the garage that was damaged by a tree to be reviewed by the HPC Consultant:

1. Provide a new garage door that is not steel.

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

137 Midland Avenue

Brandon and Susan Pracht

Chair Darby called for the application. Brandon Pracht, owner, and Matt DeLuca, contractor, presented the application to remove an existing garage that is in poor condition and replace it with one that is larger and set back slightly on the property. The building will serve more as a recreation room so instead of garage doors there will be a pair of 15-light French doors. The siding will match the main house including corner boards. Mr. Colello confirmed the changes in size from 13 x 18 to 15 x 25 and less than 12 feet in height currently to 15 feet in height proposed. He also noted that the gable end returns should match the main house but sized to the scale of the proposed garage. He

also noted that the surround at the garage door should match the main house, and the owner should provide the light proposed to be installed.

Motion 1: On a motion by Mr. Link, seconded by Mr. Colello, the application was approved as submitted to remove the garage.

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

Motion 2: On a motion by Mr. Deacon, seconded by Mr. Colello, the application was approved as submitted for the new garage with the following changes to be revised by subcommittee:

1. Add +/- 9 ½ return to match the main house but proportional on the gable end.
2. Provide a cut sheet for the proposed scone.
3. The surround on the door should match the front of the house.

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

259 Ridgewood Avenue

Michele and Craig Snyder

Chair Darby called for the application. Michele Snyder, owner, and Val DiGiacinto, architect, presented the application to remedy an existing as-built condition at their rear porch and patio at the back of the property that was not approved by the HPC previously; these changes are fully visible since the house sits at the corner. The architect presented the plan to remove a roof that connects a new pergola over a new raised patio to the main house, so the pergola becomes standalone, remove the rustic detailing of the pergola so it has more classical lines, reuse the rafters to lay flat with another board to add shading, and retain the stoop roof at the main house. The stone patio and walls at the rear were also not reviewed and approved by the HPC. For the patio and its stone walls, it was noted that the existing brick foundation is painted so it was agreed to have the owner paint the patio's stone walls to match the foundation.

For the pergola, after some discussion and clarifications on the approach, the approach to remove the connection to the main house and simply the roof configuration was agreed to. The HPC asked that hardware and angle brackets also be removed to simplify the structure overall.

After reviewing and comparing the existing front porch and the rear stoop, the HPC members agreed that the column supporting the roof at the stoop should be Doric proportioned to match the columns at the front porch. The front porch columns sit on plinths, but this is not required for the stoop.

Motion 1: On a motion by Ms. Yewaisis, seconded by Mr. Deacon, the application was approved as paint the stone veneer of the rear patio to match the existing foundation to be revised by the HPC Consultant.

1. Owner to revise the drawings to show the change to the existing rear patio.

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

Motion 2: On a motion by Ms. Yewaisis, seconded by Mr. Colello, the application to modify the rear porch/patio (an as-built condition) was approved with the following changes to be revised by subcommittee:

1. Round the post at the stoop to match the front porch.
2. Remove the hardware and brackets at the pergola.

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

12 Madison Street

Andrew Hunt and Ruth Krivoy

Chair Darby called for the application. Ruth Krivoy, owner, her daughter Fanny Krivoy, and Ed Lopez, architect, presented the application in two parts. The first part is the owner, who recently purchased the property, removed the garage without HPC approval due to its poor condition. The HPC members expressed concern that the owners did not present any substantiation that the garage was in poor condition prior to its removal.

Motion 1: On a motion by Mr. Deacon, seconded by Mr. Link, the application to remove the garage, an as-built condition, was approved with the following condition to be reviewed by the HPC Consultant.

1. Owner to provide substantiation for the conditions of the removal of the garage without prior HPC approval.

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

The second part of the application focuses on the main house and includes enclosing a kitchen window on the left side of the house and adding a dormer to the rear elevation. The HPC members noted that the dormer is slightly too visible from the side elevation and the architect agreed that moving it in about one foot from the edge would not impact the interior layout and could be accomplished. The drawings should also show that the siding in the removed window opening needs to match the existing and a cut sheet of the windows is to be provided for the HPC's review.

Motion 2: On a motion by Ms. Deshan, seconded by Mr. Colello, the application was approved with the following changes to be revised by subcommittee:

1. Note on the drawings showing where the window is being removed to match with siding.
2. Inset the dormer +/- one foot
3. Provide a cut sheet on the windows.

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

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

No minutes to review and approve this month.

SUBCOMMITTEE:

114 Clark Street (rear deck) – Owner followed the HPC’s guidance and the revised drawings were reviewed and approved by subcommittee.

78 Willow Street (rear deck) – Owner followed the HPC’s guidance and the revised drawings were reviewed and approved by subcommittee.

401 Forest Avenue (changes to openings) – Owner followed the HPC’s guidance and the revised drawings were reviewed and approved by subcommittee.

48 Glen Ridge Parkway (second story addition) – Owner and architect followed HPC guidance and revised drawings were approved by the HPC Consultant.

OLD BUSINESS

- Ordinance Changes: The proposed changes to the ordinance were revised by Erik DeLine and they now go to the Building and Planning Group for review and comment.

NEW BUSINESS

- HPC members discussed the potential for applying for a grant for next year through the Certified Local Government program; Ms. Yewaisis volunteered to look into what options might be and the process.

ADJOURNMENT

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC