

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

January 3, 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 a video conference.

PRESENT: Chair Geoffrey Darby
Vice Chair Christine Yewaisis
Robert Deacon
Greg Lane
Joaquin Stearns
Dina Deshan (Alt. 1)
Jeff Link (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Nicholas Colello
Peter Korian

ELECTION OF THE CHAIR

Ms. Yewaisis made a motion, seconded by Mr. Stearns, to appoint Geoffrey Darby as Chair of the Glen Ridge Historic Preservation Commission.

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

ELECTION OF THE VICE CHAIR

Chair Darby made a motion, seconded by Mr. Stearns, to appoint Christine Yewaisis as Vice Chair of the Glen Ridge Historic Preservation Commission.

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

ELECTION OF THE SECRETARY

Chair Darby made a motion, seconded by Mr. Deacon, to appoint Margaret Hickey as Secretary of the Glen Ridge Historic Preservation Commission.

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

ADOPTION OF THE BY-LAWS

Chair Darby made a motion, seconded by Vice Chair Yewaisis, to adopt the by-laws with no discussions.

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

ADOPTION OF THE MEETING SCHEDULE FOR 2024

Vice Chair Yewaisis made a motion, seconded by Mr. Deacon, to adopt the meeting schedule provided in the Board package with the following notations but no changes:

1. February 7 meeting is scheduled for 7:30 because it is in person following continuing education.
2. July 3 is close to the July 4th holiday so this date may be changed.
3. October 2nd is Rosh Hashanah so this date may be changed.

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

HEARING OF THE APPLICATIONS

Chair Darby introduced himself and briefly described the hearing process to the applicants and the members of the public. Chair Darby also changed the order of the meeting, per his prerogative, to help improve the flow of the meeting as follows:

1. 344 Washington Street
2. 35 Highland Avenue
3. 401 Forest Avenue
4. 26 Appleton Road
5. 90 Ridgewood Avenue
6. 78 Lincoln Street
7. 40 Forest Avenue

344 Washington Street

Meredith Marlin

Chair Darby called for the application. Meredith Marlin, owner, presented the application to replace the existing slate roof with a synthetic slate due to the weight of the slate and that it has reached the end

of its useful life. Ms. Marlin explained that the house has had structural issues through the years and that contractor are recommending to remove the slate. Mr. Deacon asked what has been done as it appears from the photographs the issue may be related to settlement but has it been determined the slate is a contributing factor. Has an engineer or an architect looked at the condition and made such a recommendation? The HPC needs to know if changing the roof will address the settlement issues. Mr. Stearns said that it is a slippery slope for the HPC to agree to a change in material without fully understanding if the slate is leading to structural compromise and this cannot be determined without a report from a structural engineer. Mr. Darby restated the HPC policy on the replacement of slate and that the HPC should hold to its policy. Ms. Yewaisis noted a structural engineer should review the condition and determine if replacing the slate roof will alleviate the issues. Mr. Deacon asked if the roof was always slate; owner believed it did.

The owner agreed to return with a structural engineer's report. The HPC will also be able to see the sample of the faux slate at the next meeting, which is in person.

35 Highland Avenue

Jared and Lara Winnick

Chair Darby called for the application. Jared Winnick, owner, and his architect, Erik Schultz, presented the application to make repairs and upgrades to an existing pool house that dates to the mid-20th century including making it more in line with the existing house and garage. The design for the pool house is to leave the structure and replace the windows and doors in new locations to reconfigure the interior including a new shower, bath, and lounge area. The design of the windows is to be similar to the windows at the garage. The elevation facing the street would incorporate three new windows, grouped together and similar windows would be provided on the right side and a new door and window on the left side. All the windows will be Andersen 400 series. Mr. Lane asked if there were cut sheets on the window but is generally fine with the appearance. Mr. Stearns asked why design for three windows as there is no logic; the façade is not balanced as a result where the windows lean to one side and the roof leans to the other. Mr. Darby agreed about the imbalance and wondered if two windows placed more symmetrically would be an improvement. Ms. Yewaisis noted that the design, as presented, was fine. Ms. Deshan noted the two windows would be a better solution but would be okay with the design as presented. Mr. Deacon's questioned if the wood siding is to match and noted the lighting cut sheets should be provided. He did not have a strong opinion either way on the placement and number of windows.

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

1. The patched siding is to match the existing; note on the drawing.
2. Architect to provide a cut sheet on the lighting and the windows.

Darby	No	Deacon	Yes	Korian	Absent
Colello	Absent	Stearns	No	Yewaisis	Yes
Lane	No	Deshan (Alt. 1)	Yes	Link (Alt. 2)	Yes

Vice Chair Yewaisis recused herself from the next application.

401 Forest Avenue**Glenn and Marylou Cabrera**

Chair Darby called for the application. Glenn and Marylou Cabrera, owners, and their architect, Dan Kopec, presented the application for interior renovations that have some implications on the driveway side of the house. These include changing an enclosed porch to a mud room, changing two existing windows into new entrances, and reworking a few windows on the rear and side elevations. The property is on the corner, so the three sides are visible from the street and all work is occurring on the street side and rear. The work includes adding two stoops at the new doors. The rear new door replaces a center window into the existing sunroom; the windows on either side will be retained. Three grouped windows on the same elevation that open into the kitchen will have their sills raised to counter height. On the side elevation, a center window will become a door and next to it a newer casement will be removed and a larger opening created that is similar to what was there will be returned. Mr. Link noted there is no issue with the massing. Mr. Link confirmed the stoops will be masonry with iron railings but asked if they match the front and Mr. Kopec noted there is only one step at the front and no railing. Mr. Stearns clarified that there are a variety of window types and asked if the three casement sashes can be changed to look like six-over-six, but they can remain casement sashes. Mr. Stearns also asked if the light configuration on the side fixed window could be two casements rather than a single fixed window. Mr. Stearns did note that the window is not as big a concern since it is set back and not highly visible. The discussion returned to the three casement sashes in the kitchen that after an exchange, decided that retaining the casements and tightening the muntin pattern would be acceptable. Mr. Deacon asked if there is any sitework proposed; Mr. Kopec said that has not yet been determined. Mr. Deacon also asked about the detailing of the stoops, which will be finished with stucco matching the main house and the treads will be bluestone.

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

1. Provide a 12-lite (3 across/4 down) pattern on the casements; and
2. Provide cut sheets for the windows and doors.

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

Vice Chair Yewaisis returned to the meeting.

26 Appleton Road**Shaina Fishman and Ryan Finkel**

Chair Darby called for the application. Ryan Finkel, owner, and his architects, Jose Alcala and Joe Rand, presented the application to expand the attic for use as an office and playroom through a dormer that is visible on the driveway side of the house. Mr. Deacon found the proposed design to be a solid solution. He suggested that the drawings be updated to note the surround at the window match the existing house.

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

1. Call out the surround to match the existing ones.

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

Dina Deshan recused herself from the next application.

90 Ridgewood Avenue

Miguel and Elizabeth (Liz) Nieves

Chair Darby called for the application. Miguel and Liz Nieves, owners, and their architect, Jonathan Perlstein, presented the application, which is a continuation from last month, to replace an existing ranch with a new two-story house. Mr. Perlstein reviewed the main changes, which included the following:

- Adjusted the garage and second floor master bedroom to align both wings flanking the main entrance.
- Reduced the number of lights in the upper sashes of the windows.
- Changed the arches to all stone rather than brick and stone.
- Installed a railing at the side stoop that matches the fence detailing.
- Designed the front stoop so no railing is required.

Mr. Deacon asked a number of questions and comments including how the gutter over the front door will be detailed, clarified that the stone will be continuous along the entire first floor, and the proportion of the side windows that will be visible from the street have awkward proportions, but found the changes on the whole to be an improvement.

Chair Darby noted the design, in his opinion, addressed the massing with the changes at the garage and second floor master bedroom; however, a major concern at the last meeting was that the placement and articulation of the materials created disparate styles in the same building. Mr. Darby then asked if this item remains a concern. Ms. Yewaisis noted that this remains a concern in this revised design.

Mr. Stearns found that the massing has been improved but the style and material choices remain a major concern. There was some discussion about the appropriateness of the use of stone and Mr. Stearns clarified that the arches now work better but the stone remains an issue. Mr. Perlstein shared images of historic precedents in other towns with the use of stone at the first floor and shingles above. Messer's Stearns and Darby noted that the examples provided are shingle style with distinctively different roof lines where the proposed design is predominantly Prairie style above the first floor. The proposed design is creating something that has no precedent and is not in keeping with the architecture of the district, at least in the articulation of the materials. Ms. Yewaisis also agreed and noted what the *Standards for Rehabilitation* state about using consistent style types as a guiding principle. She noted that the two styles do not work together. Mr. Darby clarified that it appears the HPC members do not have a problem with the articulation of the Prairie style on the top half and the issue is the clash of styles on the bottom half, which is more Shingle style.

Mr. Link noted that of the examples of similar buildings in Glen Ridge, 297 Ridgewood Avenue is probably the best example of what is close to the application and it shows how the top and bottom work together successfully. 25 Hillcrest Road, which is all stucco, is another example of cohesiveness between the floors. The architect asked if using all one material would get the HPC where the design needs to be. Some HPC members agree that this may be the solution or a more compatible material used in the Prairie style, such as clapboard below and shingles above. The Owners would like to

keep the arches because they are concerned about the house becoming too cookie-cutter. Mr. Darby noted that the HPC members are generally stating that the Prairie style is the more dominant style used in the design and that the design should be more cohesively of the Prairie style.

On a motion by Mr. Stearns, seconded by Mr. Deacon, the application to approve the demolition and the overall footprint/massing but to reserve finalization of the façade and its details shall be by the full HPC at their next meeting.

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

Ms. Deshan recused herself from the next application.

78 Lincoln Street

David and Tameka Pearce

Chair Darby called for the application. David and Tameka Pearce, owners, and their architect, Jonathan Perlstein, presented the application to take a house that has been significantly modified in the 20th century and bring it more in keeping with its historic appearance without greatly changing its footprint since it has tight site constraints. On the first floor the only addition is a front porch; the current stoop will extend and wrap around the existing bay projection. The formerly enclosed porch is staying enclosed, and a new foundation is planned with a full basement. The work includes opening several windows that have been enclosed on the first floor and changing all the windows to six-over-one hung. At the rear first floor, a grade-level entrance is being added to access a new mud room and an existing door to the kitchen is getting a new overhang. On the second floor, the master suite is being reconfigured and an addition is being set over the first floor with a gabled roofline toward the rear. At the attic, a new bathroom is being installed in the same gable extension over the second floor. The exterior will be clad with Hardie clapboards with a mitered edge and pilaster details will be added at the former wraparound porch.

Mr. Stearns clarified how the front porch is going to be redone; the architect noted that only the foundations will be rebuilt but the porch walls will stay. Mr. Darby thanked the applicant for providing the historic images and for restoring the round window.

Mr. Deacon noted that there is no issue with the massing and other HPC members agreed.

Mr. Deacon asked if there were shingles behind the lapped siding. The architect noted that it is unclear if there is, but the clients prefer the lapped siding. Also, Mr. Deacon also confirmed the built-in gutters being eliminated. The new gable end appears to conflict with the two windows at the rear dormer; the architect confirmed that the new roof will clear the dormers; there might be a slight adjustment to the gable roof slope. Mr. Deacon would have preferred the design restore the shingles and that the front porch better reflect the historic porch but would like to hear other HPC members' opinions.

Mr. Stearns asked about the gable return on the second floor/attic extension; in the image it shows the gable with a full return when the gable ends elsewhere have truncated returns; the new gable should match the historic. Why are the two roofs at the back detailed differently? Can the one at the kitchen match the mud room supported by brackets? The awkward shape of the front porch is not

ideal. The railing at the front will need a center newel post. It appears that the front of the porch should be flattened out, but the architect countered that if that is done it renders the porch useless.

Mr. Darby finds the overhang on the roofs over the doors at the rear are too deep and not in keeping with Victorian architectural detailing. Of the two, the one over the mud room is the most egregious and could be cut back. The one over the mud room is four feet and the one over the kitchen is less deep; the two could be closer to each other in depth.

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

1. Decrease the overhang on the rear roof over the mud room to about three feet.
2. Change the returns on the new gable end to match the existing.
3. Add a center post at the front porch railing.
4. Change slightly the roofline at the new gable so it does not intersect the windows on the adjacent dormer.

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

Ms. Deshan returned to the meeting.

Chair Darby and Mr. Lane recused themselves from the next application.

40 Forest Avenue

Carolyn Badenhausen

Chair Darby called for the application. Carolyn Badenhausen, owner, and her architect, Jason Kreuzer, and her contractor, Dan McMahon, presented the application to add a partial second story over an existing one-and-one-half-story ranch. The footprint of the building will stay the same except for a slight enlargement to the kitchen. All the new siding will match the existing, the windows will be six-over-one hung sashes, the picture window is being retained, and a small porch with overhang over the entrance is also being added. The HPC noted that there are some drawing errors with regard to the orientation of the elevations. Mr. Stearns asked whether the addition was too large related to the north side of the house. Other HPC members did not agree and had no substantive comments on the proposed design.

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

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

Chair Darby and Mr. Lane returned to the meeting.

APPROVAL OF MINUTES:

None this meeting.

SUBCOMMITTEE:

HPC Consultant Hickey noted there were no subcommittees this month.

OLD BUSINESS

- Ordinance Changes: No change since last month, ordinance re-write is with the Borough presently.
- Continuing Education: Scheduled for 6:30 pm, February 7th in the Mayor's Conference Room followed by the regular meeting at 7:30 pm.

NEW BUSINESS

None

ADJOURNMENT

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

Respectfully submitted,

Margaret M. Hickey, AIA
Consultant to Glen Ridge HPC