

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

December 4, 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
Greg Lane
Joaquin Stearns
Dina Deshan (Alt. 1)
Jeff Link (Alt. 2)

Margaret M. Hickey, Consultant to the Historic Preservation Commission

ABSENT: Robert Deacon
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.

107 Clark Street

David Surti and Nina Patel

Chair Darby called for the application. David Surti, owner, and Caeli Finch, architect, presented the application, which is a return from November 2024 to restore the exterior finishes and features to match historic images at the front and sides and to add a three-car garage. This submission presented detailed conditions of the existing garage to show it needs to be demolished, and a new three-car garage separated from the house and oriented toward the street. The new design shows the detached garage as street-facing and smaller in size than the previous submission. The new submission also shows the proposed lighting and windows. Mr. Colello, who was not at last month's meeting, had some clarifying questions about the restoration components related to the porch and the windows; these were clarified by the owner. Much of the discussion focused on the garage design.

Mr. Darby noted that the changes to the size and scale of the garage are appreciated and an improvement. Mr. Stearns agreed the height and width are fine, but he questions its proximity to the main house. He feels that the position negatively impacts the massing of the main house. Mr. Darby suggested pushing the garage toward the rear of the property. Mr. Stearns asked why the position of the garage and the owner clarified that they did not want to add more asphalt paving and he wanted the garage to be closer to the house in order to avoid long treks between the garage and the house in bad weather. Other members agreed the garage would be too close to the house and Mr. Stearns suggested placing the front to align with the front of the existing single car garage. Mr. Stearns noted

that the garage doors are too big, and they need to be made slightly smaller, more standard in size. The owner shall provide cut sheets for the doors and change their size,

On a motion by Mr. Link, seconded by Mr. Lane, the application was approved to remove the garage.

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

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

1. Set garage to align with the front of the existing single car garage.
2. Provide the cut sheet for the garage doors and reduce their size per discussions.

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

**68 Hawthorne Avenue
Inamagua Group, LLC**

Chair Darby called for the application. Rommel Inamagua, owner, and Yuval Wellisch, architect, presented the application to add a rear addition, which is not visible from the street, and a shed dormer addition at the side of the roof to make the attic habitable. The HPC members agreed that the dormer roofline should be lowered while still being able to accommodate the head height for the stairs. HPC members noted a conflict in the drafting of the window, which should be 6-over-6 to match the main house windows.

On a motion by Ms. Deshan, seconded by Mr. Link, the application was approved with the following changes to be reviewed by the HPC Consultant:

1. Change the dormer window to a 6-over-6 sash.
2. Lower the dormer roof height.

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

**231 Baldwin Street
Don and Julie Zichelli**

Chair Darby called for the application. Don and Julie Zichelli, owners, and Susan Link, architect, presented the application to add a garage at the rear of the property attached to the house and add a side porch that is inspired by a historic image of the house. Above the garage will be a bedroom suite. The design breaks up the massing of the garage and the porch detailing, which also ties the main house to the garage and looks to the historic image for inspiration. Mr. Darby recommended that wood shingles be used everywhere, including the dormer at the garage, which is proposed with board-and-batten siding. Mr. Stearns finds the massing to be fine but the roof ridge and corresponding dormer height should be adjusted so the window casing is not clipped; the roofline of the addition should be raised. Mr. Darby is not a fan of the cupola and weathervane; finds it is not appropriate to the architecture. Others on the HPC agreed. Ms. Yewaisis noted that the trim detailing

should match the main house. The HPC also questioned how the gutters and leaders are going to work on the addition.

Public Comment: Karen Robinson commended the design and noted the garage next door that the architect used as inspiration was designed by Mark Wright, her partner, several years ago.

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

1. Raise the ridge height of the dormer so the windows at the dormer can be properly detailed.
2. Eliminate the cupola.
3. Do not apply vertical board-and-batten siding to the dormer; use wood shingles to match the rest of the house/addition.
4. Show the gutter locations on the drawings.
5. Note on the drawings the wood casing at the doors and windows to match the main house.

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

84 Hawthorne Avenue

Nikhita Karki and Gaurav Kharwal

Chair Darby called for the application. Nikhita Karki, owner, presented the application to change an open porch at the rear of an existing side wing and enclose it by adding two windows in a smaller existing opening. The windows will match the other windows at the wing in style but will be smaller to accommodate some interior changes at what will become interior space. The infilled areas will be stucco to match the existing. Mr. Colello confirmed why the sill heights will not align with the existing windows due to interior cabinetry. The HPC members confirmed that the stucco will be painted so it should be easy to match. Mr. Stearns asked that the windows, Andersen 400 series, be confirmed by the HPC Consultant for compatibility to HPC Design Guidelines.

On a motion by Ms. Yewaisis, seconded by Mr. Link, the application was approved as submitted with the HPC Consultant to confirm the window specifications.

Darby	Yes	Deacon	Absent	Korian	Absent
Colello	Yes	Stearns	Yes	Yewaisis	Yes
Lane	Yes	Deshan (Alt. 1)	Yes	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 to add a two-story rear addition in footprint of the existing one-story section including extending the existing pent roof. In addition to the addition, there will be some minor changes to window on the north elevation. All components are to match the existing house, including brick veneer at the foundation to match the existing foundation. Ms. Yewaisis questioned whether there should be a return or some type of differentiation between the main house and second story addition; the architect noted that the change in roofline should serve this purpose. Mr. Darby suggested showing this at the foundation with a clean break between the brick at the existing foundation and the

brick veneer at the new foundation. Mr. Stearns suggested adding a shadow box window on the left side to break up the wall on the second floor. Other HPC members agreed.

On a motion by Ms. Yewaisis, seconded by Mr. Colello, the application was approved with the following changes to be reviewed by the HPC consultant:

1. Add a shadow box window on the second floor, left elevation.

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

**39 Woodland Avenue
Christina Zhang and Bennett Rummel**

Chair Darby called for the application. Christina Zhang and Bennett Rummel, owners, and John Policano, contractor, presented the application to approve a few items: as-built demolition and reconstruction (proposed) of the garden/perimeter wall, and installing new garage doors. The owners explained the condition of the garden wall and why it needed to be removed for safety reasons; the intent is to reuse as much of the existing brick as possible in its reconstruction. The HPC members and the owners reviewed both the proposed drawings and the photographs of the wall before it was removed. There were several inconsistencies between the drawings and photographs that needed to be resolved in revised drawings including: use of the Flemish bond pattern, corbelled detailing at the top of the wall, installing concrete cap, and creating an overhang of at the cap. The HPC members also want to see a mock-up of the wall prior to reconstruction including showing how the brick will be reused and to what extent, the mortar (color and texture to match), and a sample of any new brick.

On a motion by Mr. Stearns, seconded by Mr. Colello, the application was approved with the following changes to be reviewed by subcommittee (also refer to notes above):

1. Revised drawings showing the reconstructed wall better matching the images of the wall before it was removed.
2. Mock-ups prior to construction of the wall constructed including reused brick, new brick, mortar, and the detailing noted on the drawings.

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

Regarding the garage, the owners are proposing to change the opening to a single door with a new header where two doors currently exist due to the difficulty of pulling out of the garage. The HPC members were generally not fine with a single door as it is not appropriate but suggested two doors with a narrow space between. The doors should also be smooth rather than faux grained. The owner is to provide new cut sheets of the doors.

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

1. Change the doors to smooth face and provide a new cut sheet and revised drawings for two doors instead of one.

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

APPROVAL OF MINUTES:

On a motion by Ms. Yewaisis and seconded by Mr. Lane, the meeting minutes for July 2024 approved; Mr. Stearns abstained.

SUBCOMMITTEE:

90 Ridgewood Avenue (new house) – arch treatment for the shingles was reviewed and approved by subcommittee.

OLD BUSINESS

- Ordinance Changes: No changes from last month.

NEW BUSINESS

- HPC Consultant suggested changing to in-person meetings in January especially with a new HPC Consultant coming on board.
- The administration asked if there were any proposed changes for HPC members. Mr. Darby to reach out to the administration for renewals.
- Mr. Darby suggested that all HPC members also become members of the Glen Ridge Historical Society.
- Ms. Yewaisis explained the CLG grants, and her initial idea would not meet the criteria in terms of cost. Ms. Hickey suggested adding a relook at the two original districts to determine whether properties are contributing or non-contributing and possibly to take updated photographs to NPS standards of the houses/properties in the two original districts.

ADJOURNMENT

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

Respectfully submitted,

Margaret M. Hickey, AIA
 Consultant to Glen Ridge HPC