

CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION MEETING  
MINUTES  
MEETING DATE: April 20, 2016  
TIME: 7:30 pm  
LOCATION: City Hall, Large Conference Room (2nd floor)

Meeting called to order at 7:32 pm

In Attendance: Tom Conway, Meredith Gaylord, Patricia Meola, Claire Toth, Dolores Ward

Absent: James Burgmeyer, Dorothy Burger, Eric Warren, David Naidu (Council Liaison)

ADEQUATE NOTICE STATEMENT

APPROVAL OF MINUTES: Meeting of March 16, 2016 (circulated by C.Toth on 3/29/16).  
Moved by M. Gaylord; seconded by P. Meola.

ADVISORY REVIEWS—Items for Discussion

1. 109 & 111 Bellevue Avenue—ZB application for (c) variance-side yard setback-demolish two (2) single family homes and construct (1) single family home. Prepared by Jim Burgmeyer as follows:

The applicant proposes to demolish two single family residences on two lots and construct one single family residence, a cabana and pool on one “through lot.” The houses on Bellevue Ave. have a variety of architectural styles: ranch, Tudor, colonial, and Dutch revival. Most were built in the 1920s and have a foot print between 1,500 and 5,500 square feet. The proposed colonial revival has a foot print of 6,839 square feet, which would dwarf the adjacent houses in size and scale. If we continue to destroy our diverse architectural heritage we will forever change the character of our community. The H.P.C. takes exception to this application.

The H.P.C. ratifies the review comments previously submitted.

2. 168 Beechwood Road—ZB application for (c) & (d) variances-bulk, FAR, 2nd story addition, widen driveway and enclose open porch. Prepared by Jim Burgmeyer as follows:

The applicant proposes to widen the driveway and construct a one room second story addition. The existing colonial revival has aluminum siding that has been painted. The proposed addition will have painted aluminum siding and asphalt shingles to match existing. The H.P.C. takes no exception to this application.

The H.P.C. ratifies the review comments previously submitted.

3. 20 Baltusrol Place—ZB application for (d) variance for lot and building coverage for addition. To be prepared by Tom Conway.

H.P.C. reviewed and discussed plans. Date of construction is 1928. Proposed addition is mostly in the rear of the property. In order to maintain the integrity of the streetscape, H.P.C. would encourage the homeowners to use historically appropriate materials, including wood siding. T. Conway to draft review in accordance with this guidance.

4. 82 Valley View Avenue—ZB application for (c) variances for front and side yard setbacks for addition and driveway width. To be prepared by Tom Conway.

H.P.C. reviewed and discussed plans. Date of construction is 1927. Proposed addition is mostly in the rear, but visible from Division Avenue. H.P.C. cannot comment on the deck because drawings are insufficiently detailed and urges the Board of Adjustment to require more. H.P.C. urges the homeowners to adopt fenestration that is appropriately historic and matches the rhythm of the neighbors'.

T. Conway to draft review in accordance with this guidance.

5. 28 Edgemont Avenue-ZB application for (c) variances for side and rear setbacks for detached garage. To be prepared by Jim Burgmeyer.

H.P.C. reviewed and discussed plans. Date of construction is 1920. Proposed garage addition. Fenestration on renderings does not match existing house in placement of the muntins. H.P.C. encourages owner to incorporate a garage door matching style of existing home. J. Burgmeyer to draft review in accordance with this guidance.

6. 15 Laurel Avenue—ZB application for (c) variance for building coverage, side and rear yard setbacks for addition. To be prepared by Jim Burgmeyer.

H.P.C. reviewed and discussed plans. Date of construction is 1931. Proposed addition is appropriate in scale but inconsistent with existing Dutch Colonial architecture. H.P.C. encourages homeowner to use historically appropriate materials in the addition, including wood clapboard siding in lieu of hardboard panels and latticework on the porch in lieu of cultured stone. J. Burgmeyer to draft review in accordance with this guidance.

NOTE: Plans and applications were received for the following properties that did not warrant HPC Advisory Review: 97 Canoe Brook Parkway, 114 Oak Ridge Avenue, 71 Rotary Drive and 86 Morris Avenue.

UNFINISHED BUSINESS

1. Update on status of Reexamination of the Master Plan— Historic Preservation Element (D. Ward). No apparent progress.
2. D. Ward attended meeting with heads of Zoning, Planning, and Environment. Goal is to foster better communication, coordination between boards.

#### NEW BUSINESS

1. 2 Bedford Road (Neumann Hall)—Report on visit for the purpose of harvesting artifacts and Oratory's plans for display of preserved items at their new facility. This had been part of the Planning Board's resolution permitting demolition. (P. Meola/D. Ward)
2. D. Ward to continue reaching out to city officials re: having H.P.C. minutes posted on new City web site.

Meeting adjourned at 9:17 pm

NEXT MEETING DATE: May 18, 2016