

# Summit Historic Preservation Commission

## May 18, 2016 meeting, Large Conference Room, Summit City Hall

Adequate meeting notice & emergency exit statement read

In attendance: E. Warren, D. Burger, C. Toth, P. Meola, D. Ward, T. Conway, M. Gaylord and D. Naidu (who took part in the meeting via conference call)

April 2016 meeting minutes approved

### Applications:

1. 83 Summit Ave., reviewed by J. Burgmeyer – site plan approval to add two apartments to an existing building. Scale and height appropriate for site, stucco and cladding consistent with downtown. HPC takes no exception.
2. 25 DeForest Ave., reviewed by J. Burgmeyer – does not warrant HPC review. (Bouras Building)
3. 51 DeForest Ave., reviewed by T. Conway. Currently on this site, at the corner of Hillside Avenue, is a circa-1905 Colonial Revival. The front porch is enclosed with brick, with vinyl or aluminum siding above. This is a contributing structure to the district. It is in a transitional zone called the ORC, for office residential character. The proposal is for it to be demolished and replaced with 4-6 residential units with underground parking, which is inconsistent with the surrounding one-family houses. The HPC believes this plan would be out of scale to the neighborhood and recommends no variance be granted by the Zoning Board.
4. 107 Larned Road, reviewed by T. Conway. Plans for this 1930s home show a minimal renovation involving a garage and mudroom, within the setback. HPC takes no exception.
5. 17 Sunset Drive, reviewed by J. Burgmeyer. This is a steep slope disturbance application involving the demolition of a 1900-square-foot 1950s house and replacement with a 5800-square-foot home in Colonial Revival style. The applicant has not specified proposed exterior surfaces. The yard is deep and runs to a creek, so the only variance needed is steep slope. The HPC ratified J. Burgmeyer's comments, noting the absence of proposed exterior surfaces.

### Old Business:

Oratory Prep/Newman Hall: D. Ward sent the requested letter to Christa Anderson at City Hall, stating that she and P. Meola did a walk-through of the former Avebury estate prior to its planned demolition. Oratory staff said there will be historical displays in the new building being constructed on the site, and the Summit Historical Society has been given assorted door knobs and leaded glass windows from above one of the fireplaces, to be preserved at the Carter House.

Master Plan reexamination: The plan outline currently available on the city's website does not include a preservation standalone committee or a preservation portion/element. D. Naidu said he is going to work on setting a date when someone from Topology (the city's Master Plan

consulting firm) could meet with the HPC. He reminded the commission that the city is hosting a public hearing on the plan at the Elks Club on June 1, at which all are welcome.

August is the target time to put gathered Master Plan materials together, and then the plan would be before the Planning Board in September and before Common Council in October.

T. Conway suggested HPC members should gather their thoughts and bring them to the commission's June meeting, and mentioned terms including charm, scale, materiality, historic context, articulation and setbacks, noting that even if they aren't specific to historic preservation, they also relate to economic development and affordable housing, which have Master Plan standalone committees. He also said we want to think about teardowns/demolitions.

M. Gaylord suggested the possibility of "cross-pollination" between our commission and other city boards, and wondered if we might think about sending HPC members to observe other meetings, such as Environmental Commission, Zoning, Planning, etc. Possibly members from those groups might also observe HPC meetings.

D. Ward said maybe one HPC seat could be designated for someone from one of the city's land use groups, and we could work in "aesthetic judgment" to Planning and Zoning decisions. The commission discussed that you can't simply defer to "as of right" as far as property owners, because allowing one property owner to make exterior changes affects neighbors.

The meeting was adjourned at 8:59 p.m.

Our next HPC Commission meeting is set for June 15, but that date may change depending upon when people from Topology can join us. D. Ward will let us know.