

CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION
MEETING

DATE: September 21, 2016

TIME: 7:30 PM

LOCATION: City Hall, Large Conference Room (2nd floor)

The meeting was called to order at 7:31 pm

Present: Dorothy Burger, James Burgmeyer, Tom Conway, Meredith Gaylord, Patricia Meola, Claire Toth, Dolores Ward, Eric Warren

Absent: David Naidu (Council Liaison)

Guests: Karen Khalaf, Megan Chang

ADEQUATE NOTICE STATEMENT

NEW BUSINESS

1. Presentation by Summit high school student, Megan Chang, of photographs of houses in Summit with historic plaques. Slide show of more than 80 houses with historic plaques, plus some historic postcards. We hope to have these linked from the HPC portion of the City of Summit website

APPROVAL OF MINUTES: Meeting of July 27, 2016 (circulated by Patty Meola). Claire Toth moved to approve; Eric Warren seconded. Minutes approved as circulated.

ADVISORY REVIEWS- Items for Discussion

1. 248-250 Morris Ave. -Zoning Board application for preliminary and final site plan with (C) and (D) variances for FAR, setbacks, lot and building coverage to consolidate to one lot and replace four dwelling units with two 2- family town houses. Prepared by Dolores Ward.
The project assumes the demolition of two "century" residences. However, the proposed townhouses are of a scale and mass consistent with the design guidelines for new construction. The HPC has no objection to the approval of this site plan or the granting of the variances.

The HPC approves the review, to be submitted.

2. 16 Hickory Rd.- Zoning Board application for (C) variances for an addition and (D) variance for FAR. Prepared by Jim Burgmeyer:
The applicant proposes to add a second story above a rear porch and enclose the existing porch. At the front entrance they also propose to construct a portico

with a metal shed roof. The metal roofing is an inappropriate material and is foreign to the original design and the shed roof is a design element that is incompatible with this 1940 Colonial revival house. A gable roof with materials that match the existing roof would be more appropriate. The new double hung windows should match the 8 over 8 muntin configuration of the existing windows.

HPC ratifies the review as previously submitted.

3. 22 Sherman Ave. -Zoning Board application for (C) variance for building coverage and minimum side yard setback. Prepared by Jim Burgmeyer.

The applicant proposes to construct a 338 square foot one story addition at the rear of this 1930 Tudor revival house. The existing façade is painted brick on the first floor and stucco with half timbers on the second floor extended dormer. The proposed addition is stucco with half timbers. The HPC believes that the painted brick without half timbers would be a more appropriate exterior material. As a general rule, nothing is going to look better than the original material from which the house was constructed. The massing, proportions, and windows are compatible with the original building.

HPC ratifies the review as previously submitted.

Note: plans and applications were received for the following properties that did not warrant HPC review 101 Colt Rd., 38 Drum Hill Dr., 12 Dorset Ln., 66-68 Templar Way, 16 Essex Rd., 153 Colonial Rd., 57 Edgewood Rd., 14-26 River Road, 27-31 Euclid Ave., 18 Stony Hill Court and 60 Morris Turnpike.

Old business

1. Update on Summit master plan by Claire Toth. Recap of August meeting at Rescue Squad. No HPC member was able to attend 09/13 meeting at The Connection.
2. Presentation of design alternative for tier garage parking sign by Tom Conway. HPC approves Tom's concept.

Motion to adjourn at 8:38.

Next meeting date: October 19, 2016