

CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION MEETING MINUTES

**MEETING DATE: JANUARY 23, 2019 TIME: 7:30 PM
SUMMIT CITY HALL LARGE CONFERENCE ROOM (SECOND
FLOOR)**

MEETING CALLED TO ORDER AT 7:31 PM

ADEQUATE ADVANCE NOTICE STATEMENT

PRESENT: CLAIRE TOTH, PATRICIA MEOLA, JAMES BURGMEYER, MEREDITH GAYLORD, CAROLINE KING, MELISSA SPURR, STEVE BOWMAN (COUNCIL LIAISON), JENNIFER BALSON-ALVAREZ (PLANNING BOARD LIAISON), TOM CONWAY

ABSENT: DOLORES WARD, ERIC WARREN

APPROVAL OF MINUTES FROM DECEMBER 19, 2018. T. Conway moved to approve the minutes; J. Burgmeyer seconded. Minutes approved.

ADVISORY REVIEWS - ITEMS FOR DISCUSSION

1. Review of previously reviewed “no exception” applications for 10 Gary Road & 30 Wade Drive, as well as HVAC condenser “no comment” applications for 34 Twombly Drive, 7 Oak Knoll Rd, 18 Hawthorn Place.

The HPC takes no exception to the applications for 10 Gary Road and 30 Wade drives. It has no comment on applications for HVAC or generators.

HPC collective review of the following applications:

1. 14 Colt Road (c) variance for rear-yard setback & lot coverage to construct a second story addition & first floor porch.

J. Burgmeyer to review. The applicant proposes to construct a second story addition to the rear of the house and replace some windows on this 1920s Tudor home. The new fenestration, slate roof, and stucco finish match the existing building. The HPC takes no exception to this application.

2. 51 Deforest Avenue. New application by Tree Top Properties, LLC for a Major site plan with (c) variances for front – yard setback, number of stories, building height & parking. (NOTE: this is a completely new concept for redevelopment of this structure in ORC-1 District).

J. Burgmeyer to review. The proposed building is clad with Cedar siding. The material for the columns, railing, and lattice work at the porch are not identified. The HPC recommends using a natural material such as wood for these architectural elements.

3. 45 Mountain Avenue. Minor subdivision with (d) variance for FAR & (c) variances.

T. Conway to review. No objection

4. 60 Glenside Avenue. Minor subdivision & (c) variance for lot width.

T. Conway to review. The property sits in the Deantown Historic District. The subdivision of this oversized lot to two properties proposes two homes that are in scale to the neighborhood. The HPC feels that the curved roof dormers on the “Lot 7” home and the entry doors on both houses should be revised to have traditional gabled dormers and front doors with traditional plain glass with wood grilles (or solid panel wood doors). The HPC recommends that the zoning board require these updates to the plans.

NEW BUISNESS

1. New Council Liaison appointment & introduction of “The Council Minute.” Big updates are moving the firehouse near the nonresident commuter parking lot on Broad Street East. Design to be public later this spring. Broad Street West planning recommences thereafter.
2. HPC Membership Update. Opening anticipated within Commission. Alternate one, Caroline King, to join. Melissa Spurr to become alternate one. Mary Beth Robb to become alternate two.
3. Summit Historic Landmarks and Sites List. Compiled by P. Meola. To be circulated.
4. Historic Preservation Commission Draft Ordinance review & discussion. Commissioners please bring a digital or print copy of Draft Ordinance for reference with your comments or concerns. Discussion of background and process. Overview of proposed statute.

5. Plaque application received for 752 Springfield Avenue; site visit scheduled for February 2.

NEXT MEETING DATE: WEDNESDAY FEBRUARY 20, 2019 EMPLOYEE LUNCH ROOM

MEETING ADJOURNED AT 10:37.