

**CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION
REORGANIZATION MEETING MINUTES
MEETING DATE: FEBRUARY 28, 2018
TIME: 7:30 PM
LOCATION: CITY HALL LARGE CONFERENCE ROOM
(SECOND FLOOR)**

MEETING CALLED TO ORDER AT 7:30 P.M.

REORGANIZATION PROCEEDINGS & CALL TO ORDER

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

ABSENT: ERIC WARREN

ADVISORY REVIEWS-ITEMS FOR DISCUSSION

1. 21 Badeau Avenue - ZB application for D variance for FAR and C variances for building coverage, front and side yard setbacks, building height and front facing garage. Prepared by Jim Burgmeyer.

This 1901 Colonial Revival style house named, "Silvergate," was first owned by Georgia & John Watson and was designed by Joy Wheeler Dow, who also designed the Unitarian church. The applicant proposes to construct a new expanded kitchen, sun room, mud room, and garage on the first floor. The scale and massing complement the existing structure. The roof façade and window design match the existing elevations. The H.P.C. recommends that the applicant incorporate and egg and dart molding at the underside of the eaves and the mock baluster panels below the sun room windows.

P. Meola moved to ratify the submission; T. Conway seconded. The motion carried unanimously.

2. 53 West End Avenue - ZB application for C variances for side yard setback and driveway width for addition above existing garage. Prepared by Tom Conway.

The existing center hall Colonial Revival home consists of a main symmetrical volume plus an existing front facing garage attached to the left. The proposed second story addition above the garage is in keeping with the original style, materials, and scale of the original house. The Historic Preservation Commission is in support of the application.

C. Toth moved to ratify the submission; J. Burgmeyer seconded. The motion carried unanimously.

3. 11 Sheridan Road - ZB application for C variance for front facing garage. Prepared by Tom Conway.

The Historic Preservation Commission commends the owner and architect for their proposed transformative design of one of the tract mid-century split-level homes—typical of this neighborhood—into a modern house in keeping with its mid-century influence. As an expression of its own time, the design is properly scaled to the neighborhood, successfully addresses the site conditions, and utilizes materials appropriate to their proposed use. We also like that the proposed design resists the common ersatz, neo-traditional inclinations that are becoming common in this neighborhood. No objections.

J. Burgmeyer moved to ratify the submission; D. Ward seconded. The motion carried unanimously.

4. 14 Hill Crest Avenue – ZB application for C variance for rear yard setback, lot coverage and building coverage for new deck and patio. Prepared by Tom Conway.

This application is for a new deck, patio, and landscaping to be located in the back of the property and will not be visible from the street. The Historic Preservation Commission has no objection to this application.

M. Gaylord moved to ratify the submission; M. Spurr seconded. The motion carried unanimously.

Note: Plans and applications were received for the following properties that did not warrant advisory review: 40 Portland Rd., 1000 Summit Ave., 40 Beechwood Rd., 5 Hillview Terrace, 17 Knob Hill Dr.

NEW BUSINESS

1. Acknowledgement of reappointed members:
Jim Burgmeyer-Class A; expires 12/31/21
Melissa Spurr-Alternate 2; expires 12/31/19
2. Introduction of 2018 Council Liaison- Mary Ogden
3. Overview and Commissioner commitments for upcoming projects including: a) Plaque Program; b) Master Plan HPC Presentation preparation & date selection; c) Summit Historic Districts; d) Walking Tour e) HPC Annual Award etc.

4. HPC to present Master Plan implementation proposals to Planning Board on April 23 and Summit Common Council on May 15.
5. Fountain Baptist Church has contacted the HPC for assistance and guidance in erecting an historical marker at the site of its original church (now part of the City Hall complex).

NEXT MEETING DATE: MARCH 21, 2018

MEETING ADJOURNED AT 8:50.