

CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MEETING DATE: MARCH 19, 2025 TIME: 7:00 PM
LOCATION: CITY HALL, LARGE CONFERENCE ROOM (SECOND FLOOR)

CALL TO ORDER: 7:05 PM
ADEQUATE NOTICE STATEMENT

PRESENT: CAROLINE KING, MIKE DIGERONIMO, MARY MALLOY, JESSICA ROY, BONNIE MORRISON, NICK CURIALE, BOB PAWLOWSKI (COUNCIL LIAISON)

ABSENT: JAMES BURGMEYER, MEREDITH GAYLORD, SUSAN BRADY, JENNIFER ALVAREZ

PUBLIC: P Rydzewski, R Rydzewski

APPROVAL OF MINUTES: MEETING OF FEBRUARY 19, 2025

B Morrison moved to ratify submission; M Malloy seconded. The motion carried unanimously.

ADVISORY REVIEWS: Items for Discussion

1. 573 Springfield Avenue: [DCS] received a structural engineering report for 573 Springfield which will be heard at a special mtg on 3/12. <https://www.summitlibrary.org/wp-content/uploads/2023/09/Springfield-Ave-to-Waldron-Ave-Vol-8-part-2.pdf> p3 1880 Porter House. HPC December review: The application proposes to demolish the current structure, an 1880 altered Queen Anne home with a historic name, Porter House. The exterior wall fabric is aluminum siding over original. The City of Summit Historic Preservation Plan Element (VII. Master Plan) goals states “that it is in the public interest to identify and conserve sites and districts of historic interest.” While the proposed design meets the design guidelines and utilizes quality material, the HPC recommends restoration and adaptive reuse as a first consideration. M Malloy recused herself. B Morrison moved to ratify submission; N Curiale seconded. The motion carried unanimously.
2. 15 Greenbriar Drive: (c) variances for steep slope to re-grade rear yard; leveling the side yard, constructing a new patio and outdoor space c1939. The proposed patio is located in the rear of the property and not visible from street. The HPC has no comment. M Malloy moved to ratify submission; B Morrison seconded. The motion carried unanimously.
3. 32 Twombly Drive (AKA 34 Twombly Drive): (d) variance for FAR + (c) variances lot coverage, building coverage and steep slope to construct 2nd story addition and pool c1956. The proposed plans follow the DRO guidelines, include high quality materials and are consistent with the properties in the neighborhood. J Roy moved to ratify submission; N Curiale seconded. The motion carried unanimously.
4. 144 Beekman Road: (c) variances for rear-yard setback and lot coverage to re-construct garage. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Ashland-Road-to-Beekman-Road-Vol-2.pdf> p599-600 c1910-1920 Colonial revival contributes to streetscape. The proposed garage located in the rear of the property is contextual with respect to the c1910-1920 dutch colonial revival home. The design follows the DRO guidelines: the roof pitch of the garage matches the roof pitch of the principal building and the materials specified for the roof, fenestration and siding are consistent with the existing house. M DiGeronimo M Malloy N Curiale recused themselves. J Roy moved to ratify submission; B Morrison seconded. The motion carried unanimously.
5. 78 Essex Road: (c) variances for side-yard setback to replace HVAC and install generator. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Doremus-Street-to-Gloucester-Road-Vol-4.pdf> p213-214 c1930. Contributes to North Side Historic District. The HVAC is not visible from the street. The HPC has no comment. B Morrison moved to ratify submission; M Malloy seconded. The motion carried unanimously.

6. 31 Hobart Avenue: (c) variances for building coverage and side-yard setback of accessory structure for 1 and 2-story additions; covered patio in the rear; wrapping the existing front porch around the south side of the home; replacing prior one-car garage with a two-car detached garage. 1850 Gothic Revival known as "Larch Cottage" located in the Hobart Avenue Historic District. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Greenbriar-Drive-to-John-Street-Vol-4-part-2.pdf> p261-262 c1850 Key to Hobart Avenue Historic District. House built for George Hartley LeHuray, a banker and member of the New York Stock Exchange, who became one of Summit's first "suburban commuters" when he moved to Summit in 1850. LeHuray had Nos. 8 and 14 Franklin Place constructed for members of his family. Small 20th C garage w/board and batten siding and cupola. 31 Hobart Avenue is a 1850 Gothic Revival known as "Larch Cottage". The property is located in the Hobart Avenue Historic District and the home is listed the Historic Sites Survey as contributing to the district - <https://www.summitlibrary.org/wp-content/uploads/2023/05/Greenbriar-Drive-to-John-Street-Vol-4-part-2.pdf> p261-262

The HPC appreciates that the applicants are preserving the original Larch Cottage structure. The majority of the improvements are located behind the existing home. We encourage the applicant to use materials and details consistent with the historic home in accordance with the Development Design Guidelines (DDG) in the City's Developments Regulations Ordinance (DRO). M Malloy moved to ratify submission; N Curiale seconded. The motion carried unanimously.

NEW BUSINESS

1. Demolition applications/permit:
 - 118 West End Avenue: https://www.realtor.com/realestateandhomes-detail/118-W-End-Ave-Summit-NJ-07901_M52222-43784 1956
 - 265 Oak Ridge Avenue: https://www.realtor.com/realestateandhomes-detail/265-Oak-Ridge-Ave-Summit-NJ-07901_M50406-66626 1958
 - 20 Iris Road: https://www.realtor.com/realestateandhomes-detail/20-Iris-Rd-Summit-NJ-07901_M69908-59521# 1943 sold in 2025. Construction office in receipt of a demolition permit (email 2025.03.14)
2. Listing of historically significant properties

LIASON UPDATES:

1. Council: Demolition ordinance

MEETING ADJOURNED: 8:25 PM

NEXT MEETING DATE: April 16, 2025