

**CITY OF SUMMIT HISTORIC PRESERVATION
COMMISSION MEETING AGENDA
MEETING DATE: MAY 20, 2020 TIME: 7:00 PM
LOCATION: REMOTE MEETING VIA ZOOM**

THE MEETING WAS CALLED TO ORDER AT 7:05 PM
ADEQUATE ADVANCE NOTICE STATEMENT

ROLL CALL:

PRESENT: DOLORES WARD, CLAIRE TOTH, JAMES BURGMAYER, MEREDITH GAYLORD, CAROLINE KING, STEVE BOWMAN (COUNCIL LIAISON), MELISSA SPURR (ENVIRONMENTAL LIAISON), TOM CONWAY

ABSENT: MARY MALLOY, BRANDON RIGHI, JENNIFER BALSON-ALVAREZ (PLANNING BOARD LIAISON),

APPROVAL OF MINUTES

D. Ward moved to approve minutes from 2/19/2020. J. Burgmeyer seconded.
Approved.

ADVISORY REVIEWS - ITEMS FOR DISCUSSION

1. 9 Prospect Hill Avenue – C variances for total side yard percentage, side yard setback, and building coverage to construct garage and 2-story addition. Tom Conway reviewed.

The existing @1910 Colonial Revival house has been dramatically changed over time, with very little left of the original design. The proposed renovation is in keeping with the neighborhood and is well scaled and sensitive to the architectural shape of the house, while creating an elegantly proportioned new vision for the house. The material and detailing presented in the drawings also represent a positive nod to the neighborhood and support the spirit of the City Masterplan and the Design Regulation Ordinance. The Historic Preservation Commission commends the Owner and Architect on a well-designed project. We recommend that the Board of Adjustment approve this application.

2. 57 Prospect Street – C variances for one story addition. Tom Conway reviewed.

The Summit Historic Preservation Commission continues to take exception to this application.

3. 1 Sweetbriar Road – C variance for patio.

The HPC takes no exception to this application.

4. 162 Oak Ridge – C variance for patio.

The HPC takes no exception to this application.

5. 18 Ruthven Place – C variance for porch & mudroom addition. Tom Conway reviewed.

The Historic Preservation Commission believes this proposed porch and mudroom addition is in keeping with the neighborhood. We recommend that the Zoning Board of Adjustment approve this application.

6. 149 Hill Crest Avenue – C variance for steep slope on new house infill.

The review by James Burgmeyer on 01/27/2020 still stands. The HPC believes the application is in keeping with the adjacent properties.

7. 18 Joanna Way – C variance for patio.

The application for the proposed patio is to be located behind the existing house and will not be visible from the street. We therefore have no comment.

8. 47 Lenox Road – C variances for two story addition in rear of house.

The proposed addition is in the rear of the house and is in keeping with the original house and neighborhood. The HPC takes no exception to this application.

9. 4 Waldron Avenue. Addition for new Sanctuary.

Potential draft comments: Applicant proposes to demolish a contributing structure in the Downtown Historic District. Because of that, this project is of major concern to the Historic Preservation Commission. There are several reasons for this concern. The project is sited in a Summit's historic downtown, listed in the National Register of Historic Places. The drawings do not adequately describe the visual impact on the streetscape or the surrounding buildings. The application lacks detail as to the exterior details and finishes. For all these reasons, the Planning Board and Zoning Board of Adjustment should consider critically how this project fits within the Master Plan and the Development Regulation Ordinance.

10. 40 Park Place.

The review from November 2019 still stands. This site is in the Deantown Historic District, and the existing structure is noncontributing. The proposed structure is non-objectionable and is an improvement over what currently exists.

NEW BUSINESS

1. Plaque Applications update – Dolores Ward. No new applications.
2. Liaison Updates & News - Steve Bowman; Jennifer Alvarez; Melissa Spurr. Government action has been minimal.
3. HPC Awards (all categories) for 2020. List of Recipients. Caroline King Awards @ Taste of Summit postponed.

NEXT MEETING DATE:

WED. JUNE 17, 2020, VIA ZOOM? **OR**

SUMMIT CITY HALL LARGE CONFERENCE ROOM (SECOND FLOOR)

THE MEETING WAS ADJOURNED AT 8:31 PM