

CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
MEETING DATE: JANUARY 15, 2025 TIME: 7:00 PM
LOCATION: CITY HALL, LARGE CONFERENCE ROOM (SECOND FLOOR)

CALL TO ORDER
ADEQUATE NOTICE STATEMENT

ROLL CALL: CAROLINE KING, JAMES BURGMEYER, MIKE DIGERONIMO, MEREDITH GAYLORD, MARY MALLOY, JESSICA ROY, SUSAN BRADY, BONNIE MORRISON, NICK CURIALE, JENNIFER ALVAREZ (PLANNING BOARD LIASON), BOB PAWLOWSKI (COUNCIL LIAISON)

APPROVAL OF MINUTES: MEETING OF DECEMBER 11, 2024

ACKNOWLEDGMENT OF NEW APPOINTEES

1. Nick Curiale, Alternate

ADVISORY REVIEWS: Items for Discussion

1. 260 Oak Ridge Avenue: Rear addition for a new kitchen and family room. Addition at the right side for a new library. Addition at the left side for a mudroom. Variances for number of stories, building height, maximum FAR, steep slope disturbance. c1935
2. 6 Garden Road: Proposed first floor addition requires variances for lot coverage and building coverage. Proposed second floor addition requires variances for rear yard setback and FAR. c1954
3. 573 Springfield Avenue: Preliminary and final minor site plan approval, FAR, and the construction of residentially styled office rather than keeping the existing commercial styled structure, proposed 14 off street parking spaces where 20 are required, lot coverage. <https://www.summitlibrary.org/wp-content/uploads/2023/09/Springfield-Ave-to-Waldron-Ave-Vol-8-part-2.pdf> p3 1880 Porter House
4. 12 Hillside Avenue: Rear yard setback for an AC condenser. c1935
5. 44 Blackburn Road & 72 Prospect Street, Oak Knoll School: Preliminary and final major site plan approval, conditional use approval, consolidation of existing Block 3103, Lot 2 into Block 3103, Lot 3, as well as variances to permit deviation from conditional use standards regulating lot coverage, building height, rear yard setback, side buffer, FAR. This will allow for the construction of additions to existing buildings, incorporation and integration of 72 Prospect Street into the school's conditional educational use and consolidation of lot 2 into the main campus of lot 3, and the installation of stormwater management.
44 Blackburn Rd 1887 "Stoneover" was the home of William Z. Larned ; contributes to streetscape <https://www.summitlibrary.org/wp-content/uploads/2023/05/Beekman-Terrace-to-Dogwood-Drive-Vol-3.pdf> p135-136
72 Prospect Street c1915 Key to streetscape; architect C. Alling Gifford <https://www.summitlibrary.org/wp-content/uploads/2023/05/Park-Avenue-cont-to-South-Street-Vol-7.pdf>
6. 47 Oakland Place: D variances for FAR, C variance to permit the extension of existing side yard vertically with second floor addition, C variance for building coverage for overall renovations of home and landscaping improvements.
<https://www.summitlibrary.org/wp-content/uploads/2023/05/Morris-Court-to-Park-Avenue-Vol-6-part-2.pdf> p146 c1895 Free Classic Queen Anne Contributes to district Summit Homeland Co.
7. 83 West End Avenue: C variance for second floor addition and garage expansion. c1945
8. 162 Oak Ridge Avenue: Second floor addition on left side of house and addition of new dormers at rear and left side of house. Variance requested is for maximum FAR. c2017

NEW BUSINESS

1. Demolition applications: 27 Oak Ridge Avenue 1960 split-level non-contributing (Mountain Ave - Oak Ridge Ave)
2. Chair, Vice Chair, Secretary

OLD BUSINESS

1. Demolition ordinance

LIASON UPDATES:

1. Planning Board
2. Council

MOTION TO ADJOURN

NEXT MEETING DATE: February 19, 2025