

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

CALL TO ORDER  
ADEQUATE NOTICE STATEMENT

ROLL CALL: CAROLINE KING, JAMES BURGMAYER, 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 JANUARY 15, 2025

ADVISORY REVIEWS: Items for Discussion

1. 30 Wallace Road: Canoe Brook Country Club. Revisions to staff housing portion of application.
2. 49 Tulip Street: Rear yard setback for rear bump out and patio. Building coverage, lot coverage, FAR. <https://www.summitlibrary.org/wp-content/uploads/2023/09/Springfield-Ave-to-Waldron-Ave-Vol-8-part-3.pdf> p187-188 c1955
3. 67 Dale Drive: Lot coverage and rear yard setback for exceeding prior approval for patio. c1967
4. 6 Llewellyn Road: Install swimming pool in the front yard, renovate and expand the residence driveway and patio area, and other improvements to the property. C variances for minimum front yard average for Beechwood Rd and Llewellyn Rd, minimum total side yard, max lot coverage, max building coverage and accessory structure location. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Kent-Place-to-Llewellyn-Road-Vol-5.pdf> p489-490 c1930 contributes to district (North Side)
5. 28 Londonderry Way: C variances for building coverage, side yard setback, and rear yard setback for a one story addition at rear of house. Remove and replace deck. Portion of driveway removed. c1954
6. 695 Springfield Avenue: Red Cross. Additional documents - traffic study.  
As noted in a prior review, the scale and massing of the proposed sanctuary structure and the significant loss of tree cover across the whole property will create a stark change along Springfield Avenue and the surrounding properties.  
The front-facing façade consists of two sections of large blank walls (approximately 40' long x 30' tall and 60' x 30' tall) of EIFS stucco and wood planking, a portion of which projects in the required front yard setback as close as 42.7' to the Springfield Avenue right-of-way.  
The proposed streetscape is inconsistent with the Development Design Guidelines (DDG) in the City's Developments Regulations Ordinance (DRO).  
The applicant's efforts to include green and sustainable elements in this application are commendable and the HPC would like to point out that Adaptive Reuse is one of the greenest techniques that can be employed. Reuse is a great way to be sustainable while respecting the history of the community. We would suggest the applicant consider incorporating the existing principal structure into the design of the complex and could be a location for the meeting rooms, offices and other secondary functions that occupy the proposed sprawling footprint.  
The original house was built in 1901 as private residence and was later adaptively reused as American Red Cross offices for many decades. As noted in the Historic Sites Survey (<https://www.summitlibrary.org/wp-content/uploads/2023/09/Springfield-Ave-to-Waldron-Ave-Vol-8-part-2.pdf>) "The house was built as the home of David Leslie Young, who moved to Summit from Brooklyn in 1900. The Young family had a lumber and millwork business in

New York City, and artisans from the shop are said to have supervised construction of the house's interior. The Young family occupied the house until 1945. In 1959, it was purchased by the Red Cross, and has been used as their offices since that time. The house was a notable architectural achievement, harmoniously combining elements of Tudor half timbering, Mediterranean stucco and arcades, and prairie style emphasis of roof and chimney.”

Of particular note are the deep porches and terraces on the exterior and the unique entry rotunda and elaborate millwork inside portions of the home.

The HPC objects to the application in its current form and would recommend that the applicant seek a design solution that is more contextual; sensitive to the neighborhood and surroundings; and more consistent with the Development Design Guidelines in the DRO and the City’s Master Plan.

#### NEW BUSINESS

1. Preservation NJ HPC Roundtable
2. 45 Prospect Hill Avenue: <https://www.summitlibrary.org/wp-content/uploads/2023/05/Park-Avenue-cont-to-South-Street-Vol-7.pdf> p287-288 c1925 Tudor Revival contributes to district (North Side)

#### OLD BUSINESS

1. Demolition ordinance

#### LIASON UPDATES:

1. Planning Board
2. Council

#### MOTION TO ADJOURN

NEXT MEETING DATE: March 19, 2025