

**CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION  
MEETING AGENDA**  
MEETING DATE: MARCH 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 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 FEBRUARY 19, 2025

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.
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
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
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.

**NEW BUSINESS**

1. Demolition applications:
  - 118 West End Avenue: [https://www.realtor.com/realestateandhomes-detail/118-W-End-Ave\\_Summit\\_NJ\\_07901\\_M52222-43784\\_1956](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](https://www.realtor.com/realestateandhomes-detail/265-Oak-Ridge-Ave_Summit_NJ_07901_M50406-66626_1958)

**LIASON UPDATES:**

1. Planning Board
2. Council

**MOTION TO ADJOURN**

NEXT MEETING DATE: April 16, 2025