

CITY OF SUMMIT HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
MEETING DATE: DECEMBER 17, 2025 TIME: 7:00 PM
LOCATION: Holiday Meeting

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 NOVEMBER 12, 2025

ADVISORY REVIEWS: Items for Discussion

1. No notification of new reviews since November meeting.

NEW BUSINESS

1. Demolition applications/permits
 - 9 Hawthorne Place: Please be advised that we received applications for demolition of Single Family House at the above address - 11/26/25 DCS. <https://www.summitlibrary.org/wp-content/uploads/2023/05/Greenbriar-Drive-to-John-Street-Vol-4-part-2.pdf> p43-44 **c1930 Colonial Revival Contributes to District North Side**

Per Ordinance # 25-3356 Effective Date 10/16/2025.

HPC Review 11/26/2025 to DCS Assistant and City Administrator

9 Hawthorne Place is documented as historic, i.e., Contributing to the North Side Historic District.

<https://www.summitlibrary.org/wp-content/uploads/2023/05/Greenbriar-Drive-to-John-Street-Vol-4-part-2.pdf> p43-44 c1930 Colonial Revival Contributes to District North Side

Additionally, the property is listed as built in 1920 (over 100 years of age) per a realtor site (typically the tax record). https://www.realtor.com/realestateandhomes-detail/9-Hawthorne-Pl_Summit_NJ_07901_M52880-55438 1920 Sold 9/12/2025

The North Side Historic District is included in the List of Individual Historic Landmarks and Historic Districts of the **City of Summit Ordinance**. <https://ecode360.com/SU4097/laws/LF2492963.pdf>. Whereas, the City of Summit desires to minimize and potentially prevent the demolition of designated historic buildings, structures and landmarks where preservation is feasible to maintain the established historic character of Summit's Historic Downtown, residential neighborhoods and other environs by requiring HPC review for such applications, promoting the consideration of reasonable alternatives and through public education.

The City of Summit Master Plan, Historic Preservation Plan Element:

- <https://www.cityofsummit.org/DocumentCenter/View/1396/2000-City-of-Summit-Master-Plan-PDF> p72-81

- That it is in the public interest to identify and conserve sites and districts of historic interest.
- That the designation of historic sites and districts take into consideration not only the age of a structure, but its historic, cultural, sociological, archeological or architectural significance from a local, regional, statewide or national perspective.

The Criteria used in the selection of historic sites: p76

- Important to the general development of the area and the unique cultural heritage of their communities.
- Significant examples of an architectural style or period.
- Representative examples of vernacular architecture of the area.
- Associated with important persons or groups, with a social or political movement, or with a historical event.
- Significant examples of structural or engineering techniques.
- Significant in their setting, such as landscaping, planning, or other aspects of the environment, either natural or manmade.
- A cohesive grouping of sites which meet one or more of the above criteria, so as to justify a historic district, or thematic grouping of sites.

The City of Summit Master Plan Re-examinations support the Master Plan : <https://www.cityofsummit.org/556/Master-Plan-Re-examination>

OLD BUSINESS

1. 2026 HPC Calendar
 - 3rd Wednesday of the month
 - August recess
 - Location: City Hall, Whitman Community Room
2. Rescheduled: Preservation NJ Event: Saturday, March 7th, 2026
3. Holiday Meeting: Amerigo
4. Ordinance
 - Passage Date: 10/7/2025
 - Effective Date: 10/16/2025
 - DCS workflow in process

LIASON UPDATES:

1. Planning Board
2. Council

MOTION TO ADJOURN

NEXT MEETING DATE: January 21, 2026