

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

CALL TO ORDER: 7:00 PM
ADEQUATE NOTICE STATEMENT

PRESENT: CAROLINE KING, JAMES BURGMAYER, MIKE DIGERONIMO, MARY MALLOY, JESSICA ROY, BONNIE MORRISON, NICK CURIALE, JENNIFER ALVAREZ (via phone)

ABSENT: MEREDITH GAYLORD, SUSAN BRADY, BOB PAWLOWSKI

APPROVAL OF MINUTES: MEETING OF DECEMBER 11, 2024
M Malloy moved to ratify submission; M DiGeronimo seconded. The motion carried unanimously.

ACKNOWLEDGMENT OF NEW APPOINTEE:

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.
This c1935 Colonial Revival home is identified in the historic sites survey as contributing to the Druid Hill Historic District. The HPC recommends the additions be considered wrt Development Design Guidelines' reference to Proportion and elongation of the building. B Morrison moved to ratify submission; M Malloy seconded. The motion carried unanimously.
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.
Though not included in the historic sites survey, the proposed addition encompasses significant changes in the character of the existing home. The proposed massing and scale are consistent with the neighborhood and the application lists high quality materials. J Roy moved to ratify submission; M DiGeronimo seconded. The motion carried unanimously.
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. M Malloy recused herself.
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. B Morrison moved to ratify submission; J Burgmeyer seconded. The motion carried unanimously.
4. 12 Hillside Avenue: Rear yard setback for an AC condenser. c1935. The proposed AC condenser is not visible from the public right of way. The HPC has no comment. J Roy moved to ratify submission; B Morrison seconded. The motion carried unanimously.
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>

The Oak Knoll property has two structures listed in the Historic Sites Inventory. Rose Hall, originally known as "Stoneover", at 44 Blackburn Road built in 1887 in the Richardsonian Romanesque style as the home of prominent Summit resident William Z. Larned. 72 Prospect Street dates to 1915 and was designed by noted architect C. Alling Gifford. Both structures are noted as contributing to the streetscape.

The proposed additions do not impact the aforementioned historic structures nor the streetscape. M Malloy moved to ratify submission; J Roy seconded. The motion carried unanimously.

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 Classic Queen Anne Contributes to district Summit Homeland Co.

47 Oakland Place is a 1895 Queen Anne style home. The home is noted in the Historic Site Inventory as contributing to the Summit Home Land Co. District. The proposed addition is in the rear of the home and not visible from the streetscape. The proposed design is consistent with the historic architecture of the home. The exterior materials are not listed on the drawings, but should match the rest of the home. The proposed addition and improvements are consistent with the design standards in the Development Regulations Ordinance and the HPC supports this application. M Malloy moved to ratify submission; N Curiale seconded. The motion carried unanimously.

7. 83 West End Avenue: C variance for second floor addition and garage expansion. c1945. The applicant proposes to convert this charming Cape Cod to a full two story residence. The HPC takes no exception to the addition in the rear but we do recommend keeping the Cape Cod style front elevation unchanged. We also recommend changing the board and batten siding and using the clapboard siding to give the house a more horizontal and less vertical appearance. M DiGeronimo moved to ratify submission; B Morrison seconded. The motion carried unanimously.
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. The proposed addition to this 2018 Colonial Revival house is located in the Mountain-Oakridge Historic District. The district is an eclectic mix of late victorian and early 20th. century architecture. The majority of the proposed addition is in the rear of the building, so the front or street facing elevation has not changed. The facade materials and fenestration match the existing structure and are in keeping with the city's design guidelines. The HPC takes no exception to the application. M Malloy moved to ratify submission; N Curiale seconded. The motion carried unanimously.

NEW BUSINESS

1. Demolition applications: 27 Oak Ridge Avenue 1960 split-level non-contributing (Mountain Ave - Oak Ridge Ave)
2. Chair, Vice Chair, Secretary. B Morrison moved to ratify nominations; M Malloy seconded. The motion carried unanimously.

OLD BUSINESS

1. Demolition ordinance

MEETING ADJOURNED: 8:20 PM

NEXT MEETING DATE: February 19, 2025