



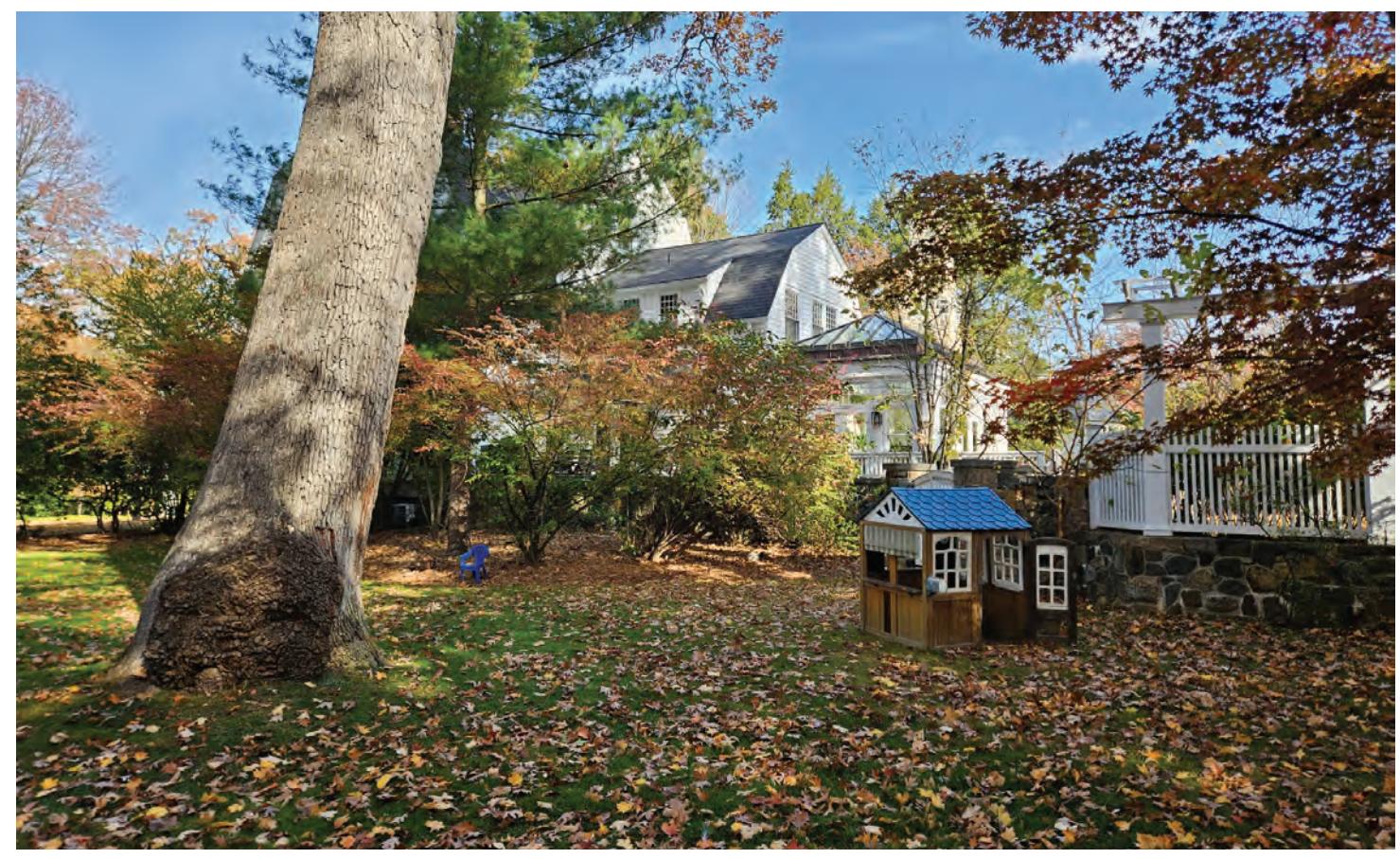
1.1 Streetscape View: The principal structure at 47 Hillcrest Avenue was built in 1890. It was designed by noted Summit architect John N. Cady, who is credited with many of the homes built during this period in the North Side Historic District. (Photo by In-TOWN Design Studio taken on September 12, 2024)



1.2 View of Barn: The original barn, added to the property in the 1890's has been renovated as a pool house while retaining the charm and character of the historic structure. (Photo by In-TOWN Design Studio taken on June 19, 2025)



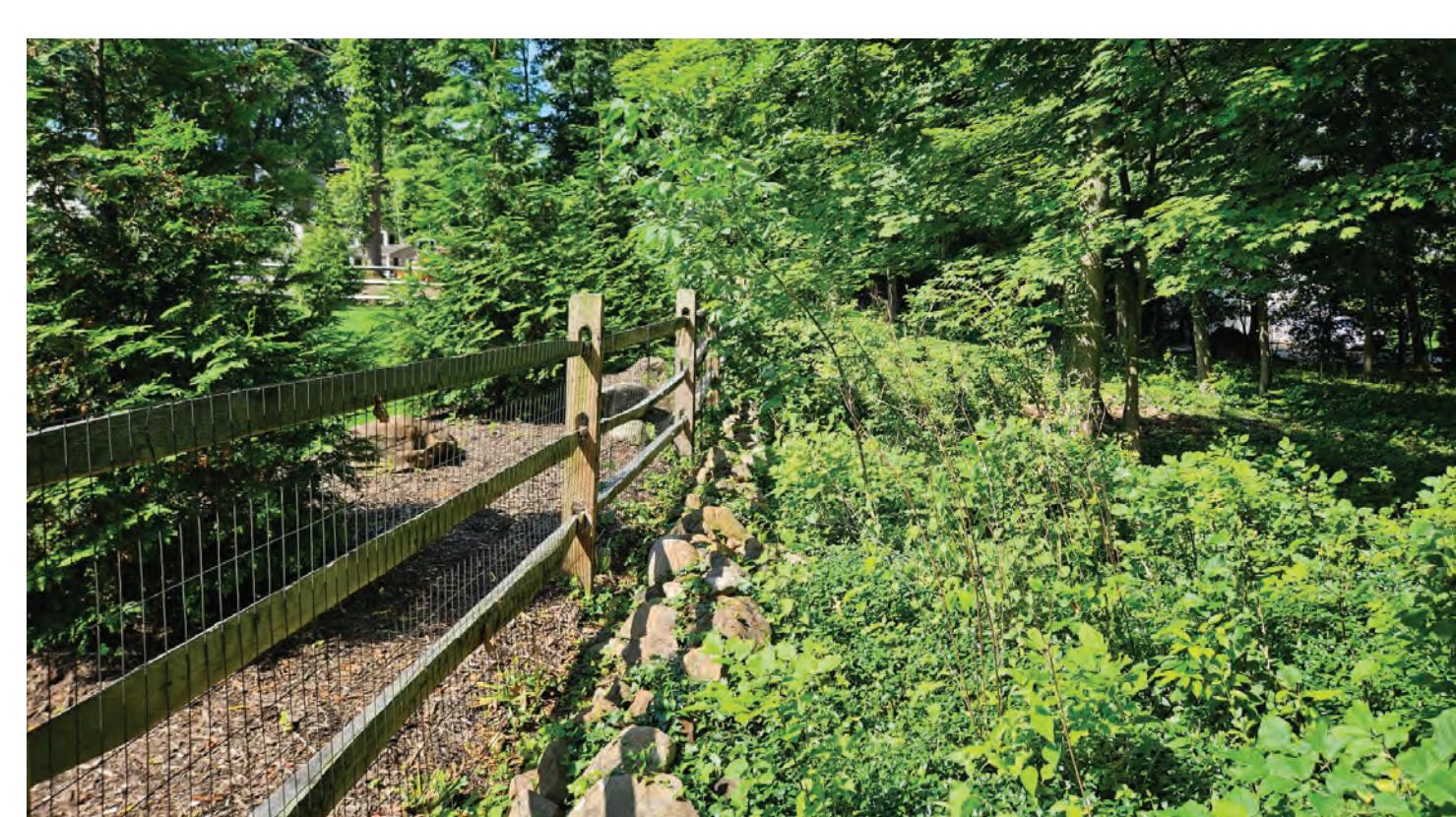
1.3 Existing Garage: A two-car garage with attic storage is a more recent addition to the property. The structure is not historic and is proposed to be removed. (Photo by In-TOWN Design Studio taken on June 19, 2025)



1.4 Yard Spaces: The proposed screen porch will overlook and provide access to the shady sideyard along the western side of the property. (Photo by In-TOWN Design Studio taken on October 29, 2024)



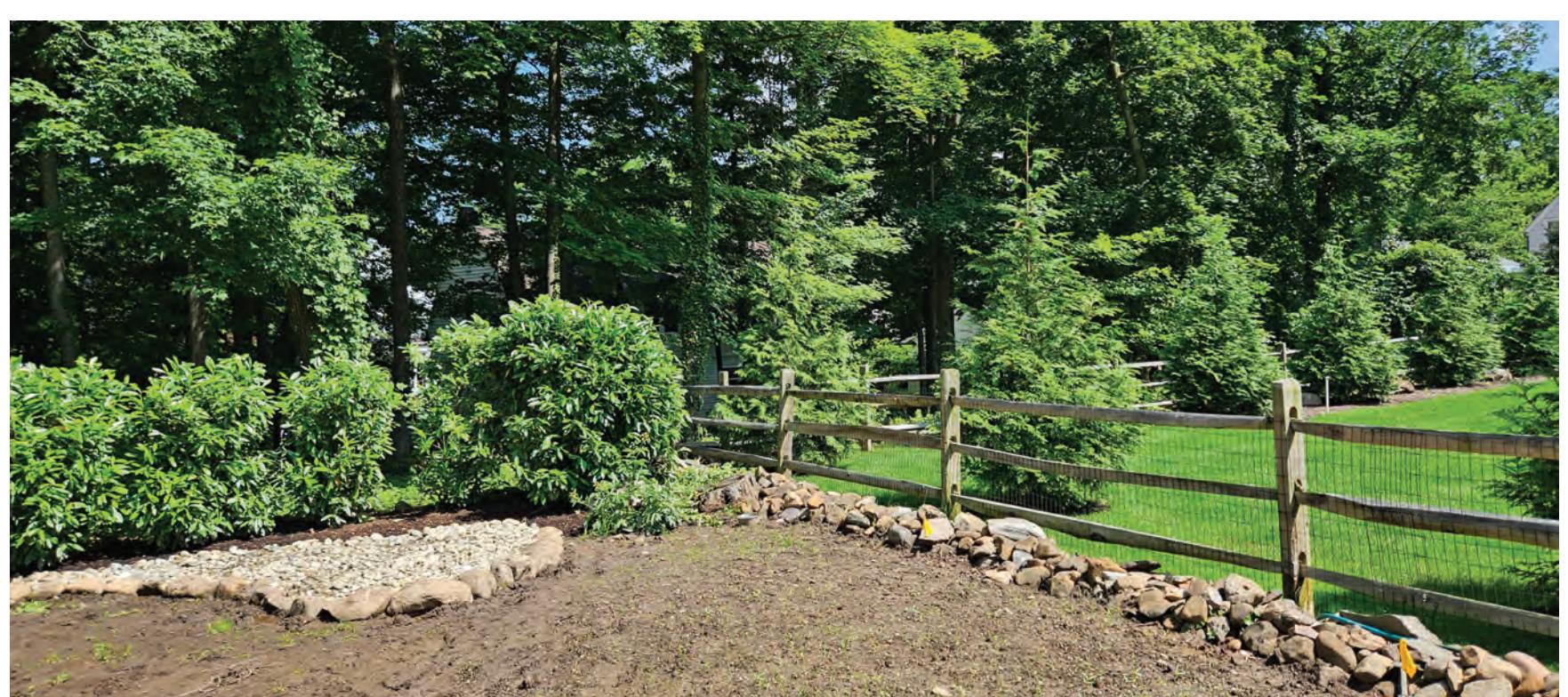
1.5 Historic Detailing: Character-defining details from the historic home have been incorporated into the proposed improvements, including a decorative frieze, dentil moulding, elliptical windows, and gambrel roofs. (Photo by In-TOWN Design Studio taken on October 29, 2024)



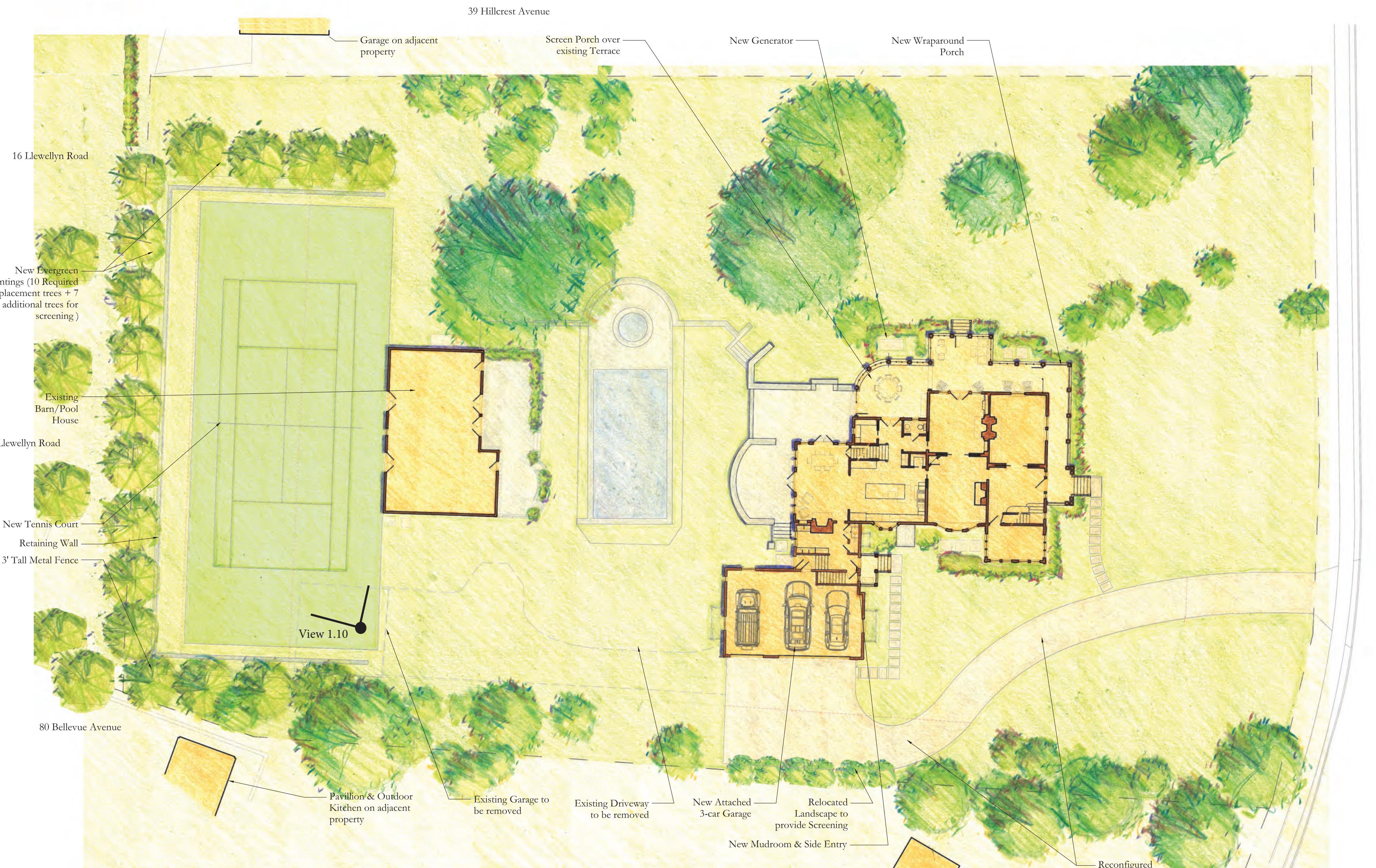
1.6 Existing Rear Property Line: The rear yard behind the barn rises approximately 8' to the two neighboring properties (20 and 16 Llewellyn). There are existing landscape and fencing that will be supplemented and enhanced by the proposed improvements. (Photo by In-TOWN Design Studio taken on June 19, 2025)



1.7 Existing Rear Yard: The rear yard behind the barn is cut off from the rest of the property. It is a secluded area framed by the barn, neighboring properties' accessory structures and deep backyards, and rises in grade. (Photo by In-TOWN Design Studio taken on September 12, 2024)



1.8 View from neighbors: In the bottom image, the property located at 20 Llewellyn Road has a large rear yard at an elevation ~9ft higher than the barn and proposed tennis court, and has tall evergreen trees and a fence along the shared property line. To the far right is 80 Bellevue Avenue's rear pavilion and outdoor kitchen, which back up to the property and provide shielding between the dwelling and the proposed court. Similarly the property located at 16 Llewellyn Road has landscape screening along its perimeter, which is at the same higher elevation as 20 Llewellyn. The barn and proposed tennis court area are barely visible from each of the neighbors and will be fully screened with the proposed landscape plantings and sunken retaining wall. (Photos by In-TOWN Design Studio taken on June 19, 2025)



1.9 Concept Site Plan
Scale: 1"=20'-0"



1.10 View of Proposed Tennis Court and Privacy Screening



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Ekmekjian Residence 47 Hillcrest Avenue

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Anthony Ekmekjian & Jessica Roy
47 Hillcrest Avenue
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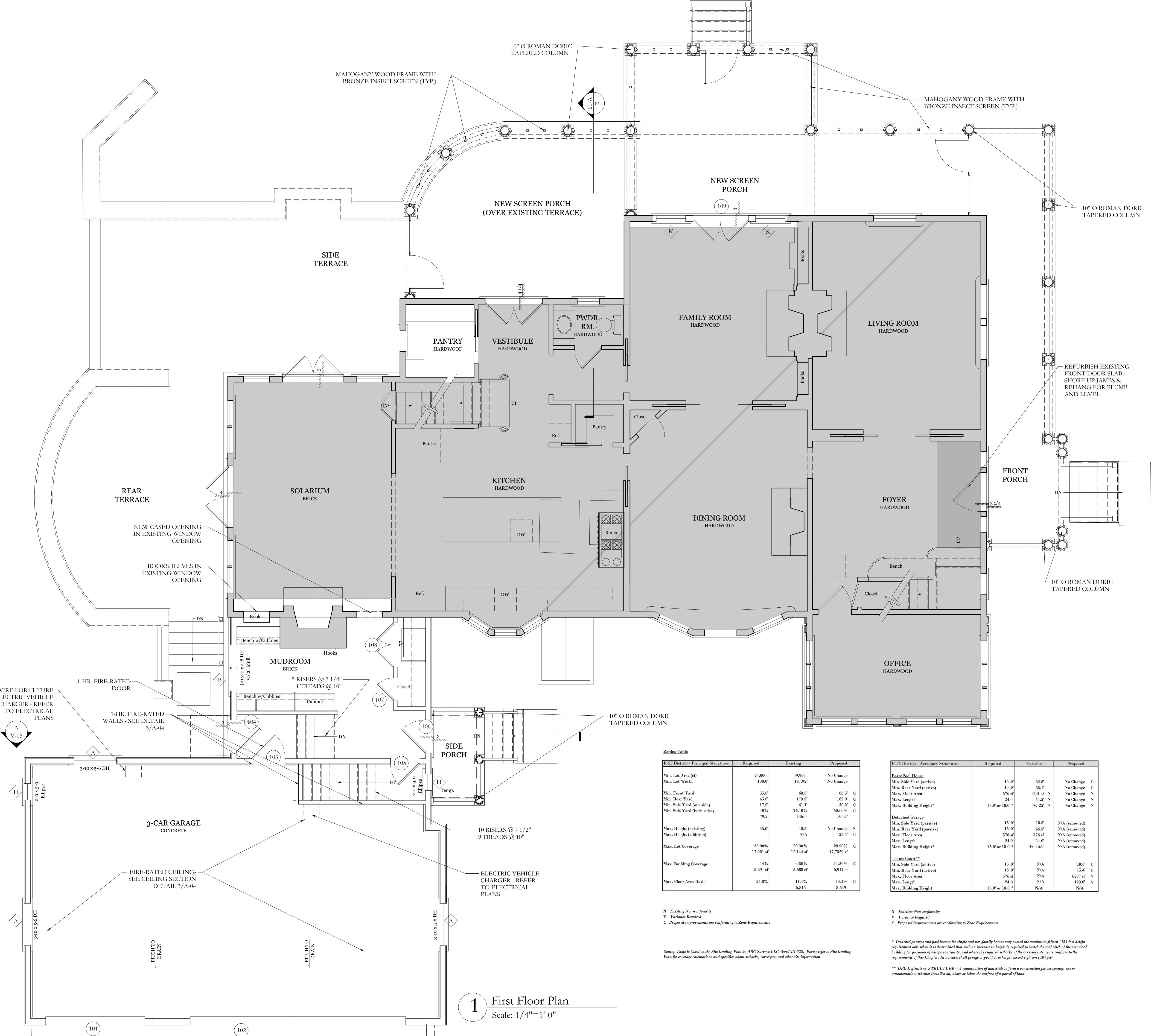
FOR VARIANCE
APPLICATION
NOT FOR
CONSTRUCTION

Drawing Title:	Site Concept, View of Court & Existing Site Photos
Revision:	
Date:	7/23/2025
Scale:	As-Noted

Drawn by: MSD
Checked by: MSD

Sheet:

V-01



Ekmejian Residence 47 Hillcrest Avenue

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Revision:

Drawing Title:
First Floor Plan

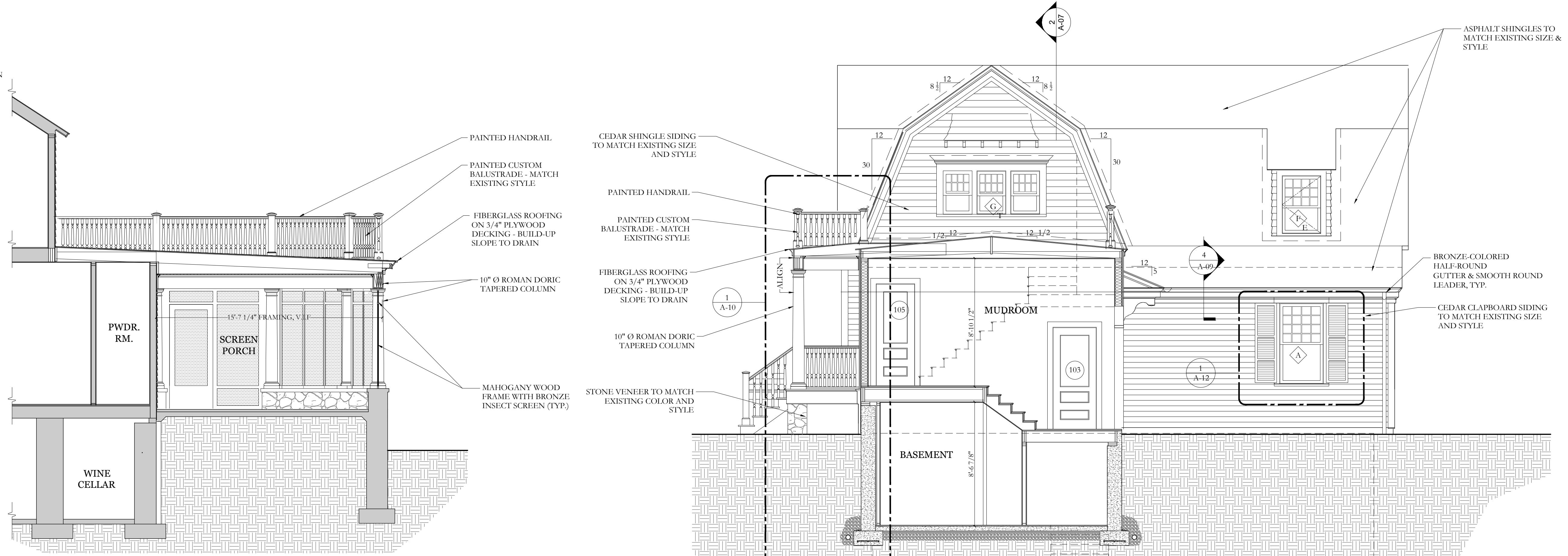
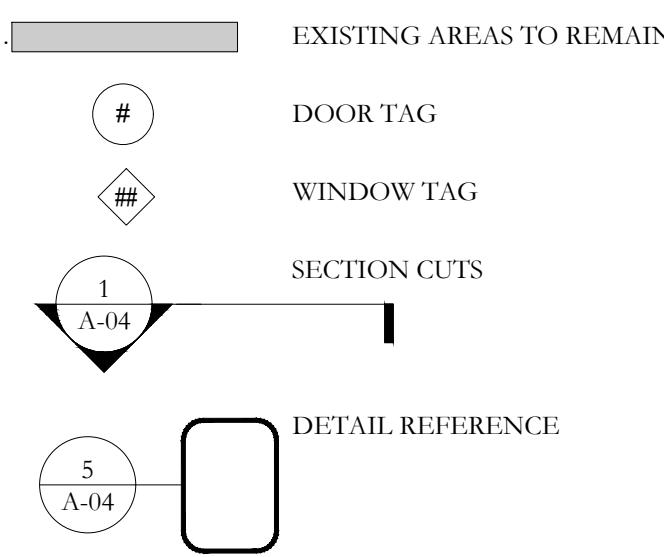
Date: 7/23/2025

Scale: As Noted

Drawn by: MSD

Checked by: MSD

ELEVATIONS & SECTIONS LEGEND:

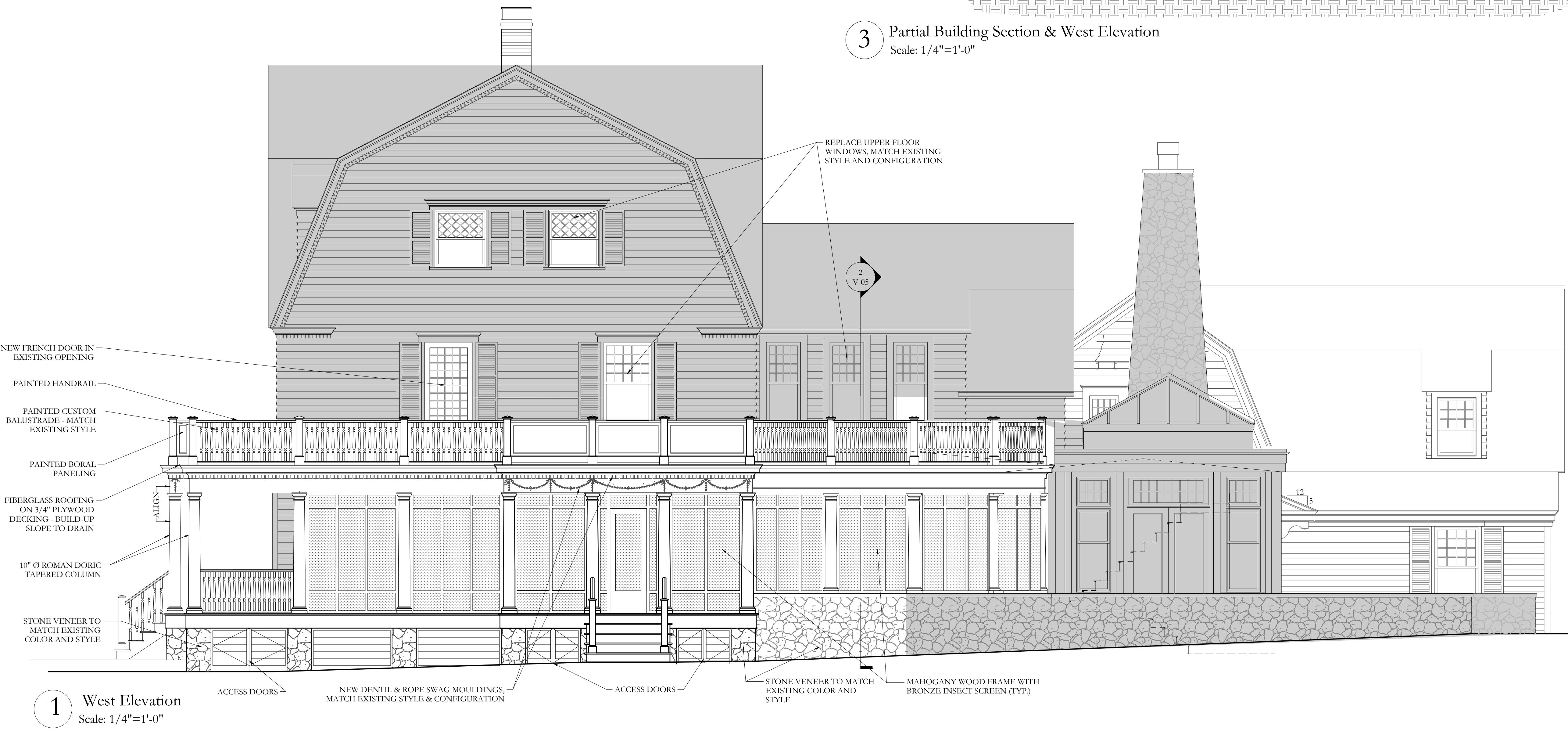


2 Partial Building Section - Screen Porch Terrace

Scale: 1/4"=1'-0"

3 Partial Building Section & West Elevation

Scale: 1/4"=1'-0"



1 West Elevation

Scale: 1/4"=1'-0"

Ekmejian Residence
47 Hillcrest Avenue
Anthony Ekmejian & Jessica Roy
47 Hillcrest Avenue
Summit, NJ

FOR VARIANCE
APPLICATION
NOT FOR
CONSTRUCTION

Revision:

Drawing Title:

Exterior Elevations

Date: 7/23/2025

Scale: As-Noted

Drawn by: MSD

Checked by: MSD

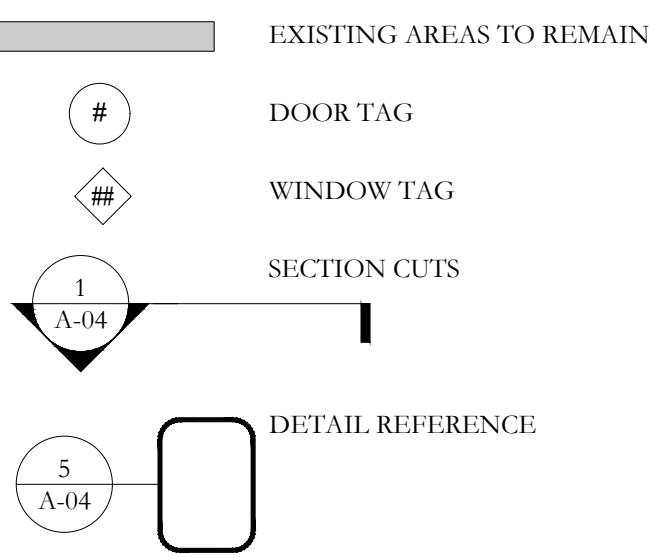
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V-05

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ELEVATIONS & SECTIONS LEGEND:



REPLACE UPPER FLOOR
WINDOWS, MATCH EXISTING
STYLE AND CONFIGURATION



This architectural drawing shows a detailed elevation of a house. The upper portion features a gabled roof with a central entrance. The roof has a 12/12 pitch. The exterior is a combination of siding and stone veneer. A balcony on the left is supported by a stone column and a painted wood bracket. The drawing includes several callouts with dimensions and material specifications:

- 16 OZ COPPER FLASHING 8" ABOVE AND PAN BELOW, TYP.
- PAINTED HANDRAIL
- PAINTED CUSTOM STRADE - MATCH EXISTING STYLE
- ASPHALT SHINGLES TO MATCH EXISTING SIZE & STYLE
- CEDAR SHINGLE SIDING TO MATCH EXISTING SIZE AND STYLE
- BRONZE-COLORED HALF-ROUND GUTTER & SMOOTH ROUND LEADER, TYP.
- PAINTED WOOD BRACKET
- CEDAR CLAPBOARD SIDING TO MATCH EXISTING SIZE AND STYLE
- 5/4 x 6 CORNER BOARD
- STONE VENEER TO MATCH EXISTING COLOR AND STYLE

Dimensions shown include 12, 8 1/2, 30, 12, 12, 5, 12, 12, 8 1/2, and 104. Reference letters A, B, C, and H are used to label specific features. A callout in the top left corner indicates '3 V-05'.

1 South Elevation

Scale: 1/4"=1'-0"



1 East Elevation
Scale: 1/4"=1' 0"

Scale: 1/4"=1'

Ekmekekian Residence 47 Hillcrest Avenue

Anthony Ekmekjian & Jessica Roy
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FOR VARIANCE
APPLICATION -
NOT FOR
CONSTRUCTION

Drawing Title: Exterior Elevations	Revision CC	Date: 7/23/2025	Scale: As-Noted Drawn by: MSD Checked by: MSD
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V-06