

Township of Harding
Historic Preservation Commission
Minutes
December 6, 2018

Opening of Meeting

Chairman, Mr. Dinsmore opened the meeting in accordance with Open Public Meetings Act.

Roll Call

Mr. Dinsmore called the roll. It went as follows:

| | | | |
|----------------|---------|-------------|---------|
| Mr. dePoortere | Excused | Mr. Kao | Present |
| Mrs. Claytor | Present | Mr. Wilson | Excused |
| Mr. Harris | Excused | Mr. Bogusky | Present |
| Mr. Cooney | Present | Mr. Maselli | Present |
| Mr. Dinsmore | Present | | |

Mr. Modi was also present.

Minutes

Ms. Claytor made a motion to approve the minutes from September 6th. It was seconded by Mr. Cooney. On a voice vote all were in favor of approving the September 6, 2018 minutes.

Mr. Cooney made a motion to approve the October 4, minutes. It was seconded by Mr. Dinsmore. On a voice vote all were in favor of approving the minutes.

Old Business

Report on Demolition Delay for 59 Millbrook Road.

Mr. dePoortere gave an update on the status of this project. He presented new renderings. He noted he is still awaiting the findings of the DEP. He noted that he was harvesting material from the property. Mr. dePoortere noted that there was question regarding the septic going forward for the property.

Mr. Dinsmore expressed concern over the safety of property at the request of the Construction Officer. Mr. Dinsmore asked what the interim fix was to address those safety issues and to shore up the house. Mr. dePoortere noted that could shore up the house. He noted that he was trying to save the footprint with a rear addition. Mr. Dinmore noted that he would share this information with the Construction Officer.

Mr. Maselli offered advice regarding the windows and placement of the windows and exterior materials.

New Business

BOA Referrals

Application HPC# 11-01-18-15

Doug and Meghan Falduto
210 Lees Hill Road, B47/L4, R-1 Zone
District: Logansville
Addition and restoration of house.

Presenting:

Meghan and Doug Falduto, Owners

- Mr. Falduto noted that upon taking ownership of the house they discovered structural issues that prevents them from moving the house. The revised plan is to raise the house to redo the foundation. They will add space to the kitchen and a bedroom as well as a detached garage. They plan to restore it with better materials maintaining the integrity of the home.
- Ms. Falduto explained the existing floor plan.
- Ms. Falduto noted that they will keep the existing floors and that they discovered a fireplace and a non-functioning fireplace in the dining room.
- Mr. Falduto noted the focus of the renovation will be on the exterior of the home.
- Mr. Falduto noted that cedar shake roofing does not fit the budget but they will be researching a product that is similar to cedar-look. The porch roof will be metal.
- Mr. Maselli praised the proposed project.
- Ms. Falduto noted a barn on the property that they wish to keep.
- Mr. and Ms. Falduto noted that they had an arborist inspect the property.
- Ms. Claytor appreciates the detached garage.
- Mr. Maselli suggested siding materials and shutter materials.

Application HPC # 12-06-18-16

Phil Poto
52 Blue Mill Road, B 16/L20, R-1 & R-3 Zone.
District: Contributing Independent Site
Addition

Presenting:

Cris Miseo, Architect
Phil Poto, Owner

- Ms. Miseo presented proposed plans for a master suite addition over the existing car port.
- Ms. Miseo noted that they are proposing a renovation to the front porch.
- Ms. Miseo noted that the additions include a family room to the right side of the house with a small study inset to accommodate over-night guests.
- Ms. Miseo also noted that it is a one bedroom home.
- Ms. Miseo noted that the existing lower level is a small basement, mudroom, crawl space and work shop.
- Ms. Miseo discussed the proposed finishes as smooth sided Harding Board with a metal roof for the porch and dimensional shingles for the roof. They are proposing Hardi Shakes for the upper gable for variation.

- Ms. Miseo pointed out that the roof needs to be redone due to termite and water damage.
- Ms. Miseo noted that it is a one story house and that the stairwell goes down to the lower level basement.
- Mr. Maselli asked about the variety of proposed materials. He suggested a more simplistic unified approach with the use of materials.
- Mr. Maselli suggested choosing one foundation height to wrap the stone around the whole house.
- There was a conversation about the variations in window sizes and styles.
- Mr. Maselli noted the importance of streetscape for Historic Preservation.
- Ms. Claytor appreciates the front massing of the proposed plans.

Discussion

McCabe Report

Mr. Dinsmore discussed the status of the examination of the properties.

Historic House of the Year

The Commission discussed the entry from 9 Village Road.
The Commission decided to table the decision until the January meeting.

January Re-organization meeting date

The Commission decided to change the date to January 3, 2019 at 8:30.
(Since the time of the meeting the meeting was changed to February 7, 2019)

There were questions about correspondence regarding the replacement of a tower at 22 Village Road at the New Vernon Volunteer Fire Department.

Other Business

None

Public Comment

None

Adjournment

The meeting adjourned at 9:32.

Respectfully submitted,

Lori Taglairino

Recording Secretary of the Historic Preservation Commission.

Upon request a verbatim recording is available through the Historic Preservation Office

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