

Township of Harding  
Historic Preservation Commission  
Minutes  
March 1, 2018

**Opening of Meeting**

Vice Chair, Matt Cooney opened the meeting in accordance with Open Public Meetings Act.

**Roll Call**

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

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

Township Committee Liaison Dev Modi was present.

**Minutes**

Mr. dePoortere made a motion to approve the February 1, 2018 minutes. It was seconded by Mr. Cooney. On a voice vote all eligible members voted to approve the February 1, 2018 minutes.

**Old Business**

**Construction Referral**

HPC# 02-1-18-01      William Lewis and Katie Procter  
523 Van Beuren Road, B5/L2  
Silver Lake, Contributing  
Demolition

Presenting:  
Katie Procter, owner  
Mr. Walden, Contractor  
Phil Olsen, Architect

Ms. Procter was sworn in.

- Mr. Cooney noted that there was a Site Visit for this property.
- Maselli noted that the house is restorable but that it does not work with their plans for the property. Mr. Maselli asked the applicant to explain why the house does not work for them.

- Ms. Procter stated that their primary goal was to create a working farm and to maintain the bucolic character of the property. She noted that they originally tried to work with the house but that there were a number of complications.
- Phil Olsen, the architect presented the rendering of the proposed home.
- Mr. dePoortere asked that the height and materials be carefully considered.
- Mr. Wilson appreciates the fact that they will bring farming to the land. He asked that they consider maintaining any historical from the property.
- Ms. Claytor noted it is a loss for the community.
- Mr. Cooney noted he appreciates the thought the applicant took to consider their options but hopes that they may reconsider.
- Mr. Maselli noted the importance of the historic homes to maintain a Historic District.
- There was a discussion about materials and repurposing some materials

John Johnston commented on the design being proposed. Mr. Johnston noted that the community wants to keep the house.

Nancy Johnston believes that it is the prettiest home on the street and an important home.

Mary Prendergast noted that the home was built prior to the Depression. Ms. Prendergast also commented about the open space and appealed to the homeowner to take photographs of the property for history's sake.

Clay Bogusky inquired as to when the applicants purchased the home and whether or not they knew it was historical.

Mr. dePoortere made a motion to release the Demolition Delay. It was seconded by Mr. Cooney. A roll call vote went as follows:

For: Mr. dePoortere, Mr. Cooney, Mr. Maselli, Ms. Claytor, Mr. Kao, and Mr. Wilson.  
Abstain: Mr. Bogusky

### **New Business**

HPC# 03-1-18-02      Kimo Jepsen  
632 Spring Valley Road, B2/L7  
Independent Contributing  
Addition

Presenting:  
Jay Petrillo, Architect  
Kimo Jepsen, Owner

Mr. Petrillo and Mr. Jepsen were sworn in.

- Mr. Petrillo presented proposed plans for an addition to add a master bedroom and bathroom and a laundry room on the back.
- Mr. Maselli offered suggestion to offset the visual bulk of the house.

### **Discussion Topics**

The FAR discussion was table until the April meeting.

There was a discussion about a future meeting about the McCabe report and a Historic Society survey.

### **Public Comment**

Sarah Conine raised the topic of the crane test that took place at the DPW for a possible cell tower.

Ms. Claytor noted that the State Historic Preservation is involved with this potential project and asked for the crane test to be performed.

Michael Koeneke also raised the issue of the potential cell tower.

Livio Saganic asked when something of this nature would come to the HPC. Ms. Claytor explained the process.

Mary Prendergast discussed the cell nodes.

### **Adjournment**

There being no further discussions; the meeting adjourned at 9:00.

Respectfully submitted,

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Lori Taglairino

Recording Secretary of the Historic Preservation Commission.

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