

Township of Harding
Historic Preservation Commission
Minutes
February 1, 2018

Opening of Meeting

Historic Preservation Secretary, Ms. Taglairino opened the meeting in accordance with Open Public Meetings Act.

Ms. Taglairino announced the Historic Preservation Appointments:

Thomas dePoortere Class C Planning Board Representative	4 year term expiring 12/31/2021
Gwenn Claytor Class B	4 year term expiring 12/31/2021
Clayton Bogusky Alternate # 2	2 year term expiring 12/31/2019

The members were sworn in.

Roll Call

Ms. Taglairino called the roll. It went as follows:

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

Township Committee Liaison Dev Modi and Mayor Chris Yates were present.

Ms. Taglairino opened the nominations for HPC Chair.

Mr. dePoortere nominated Mr. Dinsmore as Chair. It was seconded by Ms. Claytor.

Mr. dePoortere made motion to close the nominations for chair. It was seconded by Mr. Wilson.

Ms. Claytor made a nomination to accept Mr. Dinsmore as Chairperson. It was seconded by Mr. dePoortere. On a voice vote all were in favor of Mr. Dinsmore as Chairperson.

Ms. Taglairino turned the meeting over to Mr. Dinsmore.

Mr. Dinsmore made a motion to nominate Mr. Cooney as Vice-chair. It was seconded by Mr. dePoortere.

Mr. Wilson made a motion to close the nominations for Vice-Chair. It was seconded by Ms. Claytor.

Mr. Wilson made a motion to accept Mr. Cooney as Vice-Chair. It was seconded by Mr. dePoortere. On a voice vote all were in favor of Mr. Cooney as Vice-Chair.

Resolution of Meeting Dates

Mr. dePoortere made a motion to approve the 2018 meeting dates as written for now but to check on the Township Committee Reorganization date for 2019. It was seconded by Mr. Cooney. On a voice vote all were in favor of approving the meeting dates for 2018.

Minutes

Ms. Claytor made a motion to approve the November 27, 2017 minutes. It was seconded by Mr. Wilson. On a voice vote all eligible members voted to approve the November 2017 Minutes.

There was a note that the architect be return to answer questions about 30 Lee's Hill Road.

New Business

Construction Referral

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

Presenting:

William Lewis, owner

Mr. Walden, Contractor

Eric Roth, Landscape Architect

Phil Olsen, Architect

Mr. Lewis and Mr. Roth were sworn in.

- Mr. Dinmore asked Mr. Lewis to discuss the proposed demolition and plans.
- Mr. Lewis explained the progress made to date and future plans to return the property to a working farm.
- Mr. Lewis went on to convey the state of disrepair of the home. He explained that his initial plan was to restore and renovate the home but now feels that the number of repairs outweigh the worth of renovation and is looking to demolish the home and rebuild.
- Mr. Lewis noted that the outbuildings would remain and be repaired and that the location of the home would stay where it is situated presently.
- Mr. Lewis also noted how important landscaping would be to this project and that he has retained a landscape architect as well.
- Mr. Walden presented photographs of the existing conditions of the interior.
- Mr. Yates noted the effort to preserve the land.
- Mr. Roth noted the uniqueness of this property.
- Mr. Olson discussed the early conversations about renovating the existing home.

- Mr. Olson discussed the idea of the creating a home that is not the focal point of the property and offered a “site driven” integrated plan to the property and farm where they then become the focal point.
- Mr. Maselli asked about the lighting impact on the streetscape at night.
- Mr. Olson noted that they shifted most of the glass elements to the west away from the streetscape. He also noted the intention of additional screening to buffer the property from Van Beuren Road.
- The HPC requested a site inspection of the property prior to issuance of a Demolition Delay.

The HPC noted a February 10, 2018 Site Inspection at 9:00am.

Nancy Johnston commented on the design being proposed. Ms. Johnston also noted the historic importance of Van Beuren Road and the existing home on the road.

Mary Prendergast noted as a founding member of the HPC that the most important part of the Demolition Delay ordinance is the intent to get the township to recognize and preserve the historic resources as an essential element of the township’s character.

Kathy Kearns commented on the arts and craft style of the home.

Discussion Topics

There was a discussion regarding the E2PM letter regarding the Verizon Tower at 8 Millbrook Rd.

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

Mr. Dinsmore noted that the Township Committee will be presenting the award on February 12, 2018.

Adjournment

There being no further discussions; the meeting adjourned at 9:15.

Respectfully submitted,

Lori Taglairino
 Recording Secretary of the Historic Preservation Commission.
 Upon request a verbatim recording is available through the Historic Preservation Office