

Township of Harding
Historic Preservation Commission
Minutes
August 2, 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 (7:32)
Mrs. Claytor	Present	Mr. Wilson	Present
Mr. Harris	Present (7:34)	Mr. Bogusky	Present
Mr. Cooney	Present	Mr. Maselli	Present
Mr. Dinsmore	Excused		

Township Committee members were not present.

Minutes

Mr. Cooney made a motion to approve the July 5, 2018 minutes. It was seconded by Ms. Claytor. On a voice vote the minutes were approved.

New Business

<u>Application HPC# 08-02-18-08</u>	Michael Hofmann 34 Blue Mill Road, B16/L26 District: Independent Addition to dwelling
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Presenting:
Mr. Hofmann, Owner

- Mr. Hofmann presented proposed plans for an addition to the side of the home.
- Mr. Hofmann noted that they wanted to expand their Cape Cod style home.
- Mr. Hofmann stated that the siding would be white clap board.
- Mr. Maselli noted his concern for the scale. He asked if there was any consideration to face the gable toward the church instead of towards the road to reduce the mass on the streetscape.
- Mr. Hofmann noted that there are constraints due to the well.
- Mr. Hofmann noted that they considered other floor plans.
- Mr. Maselli pointed out that he feels the house is top-heavy as presented.
- Mr. Bogusky noted that he appreciates their proposed materials.
- Mr. Maselli noted that bringing down the roof line would make a significant change.

Application HPC# 08-02-18-09

Ben Alexander
29 Jenks Hill Road, B27/L18
District: Independent Contributing
Rear addition

Presenting:

Ben Alexander, Owner
Pat Burke, Architect

- Mr. Alexander noted he was proposing a 2 story rear addition.
- Mr. Alexander gave a brief history of the home.
- Mr. Alexander noted that the home was an out building of the original estate.
- Mr. Alexander stated that they would be using double hung windows.
- Mr. Maselli questioned the reason for the picture window on the plan.
- Mr. Burke noted that the client wanted a panoramic view.
- Mr. Maselli noted a disconnect in elements on the rear of the house. Mr. Burke agreed and explained that he integrated gables for drainage.
- Mr. dePoortere asked about the fireplace.
- Mr. Burke noted that Mr. Alexander did not want the fireplace to block the panoramic view and that is why there was a corner placement.

Application HPC# 08-02-18-10

CH Randolph Lyon
148 Lees Hill Road, B47/L7
District: Logansville, Contributing
Patio addition

Presenting:

Pat Burke, Architect

- Mr. Burke presented proposed changed plans for a patio that was approved on a prior variance application.
- Mr. Maselli complimented the work on the project so far.
- Mr. Burke noted that they are adding a cedar wood deck.
- Mr. Burke noted that it will be landscaped.
- Mr. Maselli suggested a stone base with a railing instead of a wall.

Other Business

McCabe Report

The McCabe report review sheets will be distributed at the next HPC meeting.

FAR Report

There was a discussion about the report from the Planning Board Planner regarding Floor Area Ratio (FAR).

Public Comment

Adjournment

There being no further discussions; the meeting adjourned at 9:10.

Respectfully submitted,

Lori Taglairino

Recording Secretary of the Historic Preservation Commission.

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