

**TOWNSHIP OF HARDING
HISTORIC PRESERVATION COMMISSION MEETING MINUTES
AUGUST 5, 2021**

OPENING OF MEETING

Historic Preservation Chair, Mr. dePoortere opened the meeting at 7:30 p.m. in accordance with Open Public Meetings Act.

ROLL CALL

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

Mr. dePoortere	Present	Mr. Kao	Excused
Mrs. Claytor	Present	Mr. Wilson	Present
Ms. Hefner	Excused	Mr. Bogusky	Excused
Mr. Maselli	Present	Mr. Cooney	Excused
Mr. Dinsmore	Present		

Township Committee Liaisons Chipperson and Yates were present.

MINUTES

June 30, 2021 Minutes

Ms. Claytor made a motion to approve the June 30, 2021 minutes with an amendment to the Marks application. It was seconded by Mr. Wilson. On a voice vote all eligible members were in favor of approving the June minutes.

RESOLUTION

HPC Resolution #03-2021 Meeting Time

Ms. Claytor made a motion to approve changing the Historic Preservation Commission meeting time from 7:30 p.m. to 7:00 p.m. It was seconded by Mr. Dinsmore. On a voice vote all were in favor of approving the change in meeting time.

The resolution is appended to the minutes.

NEW BUSINESS

Application HPC# 08-05-21-13

Loren Pfeiffer
9 Red Gate Road, B6/L5
District: Silver Lake Contributing
Barn Rebuild from storm and tree damage.

Mr. dePoortere led the discussion of a submission to rebuild a storm damaged barn. The footprint is to remain the same. Mr. Pfeiffer supplied the commission with a list of the proposed materials

and colors. Mr. dePoortere noted that the applicant is adding a rolling door. The applicant noted in his application that the structure is 300 feet off of the road.

The Commission approved and will send a report with the applicant's email documenting and describing the materials proposed for the project.

Application HPC# 08-05-21-14

Clifford
599 Van Beuren Road, B5/L7.03
District: Contributing, Silver Lake
Barn renovation and cupola addition.

Presenting:
David Denson, Architect

- Mr. Denson presented proposed plans for a renovation for a garage on the front of the property at 599 Van Beuren.
- Mr. Denson noted that the property consists of several farm buildings and that this one has no proposed designated use but needs repairs.
- Mr. Denson noted that the renovation will include new roofing, new siding new windows, new doors and a new cupola.
- Mr. Denson sees this project more as an adaptive reuse than a preservation.
- Mr. Maselli suggested an alternative window in lieu of the proposed French doors.
- Mr. Dinsmore asked if the cupola was complying.
- Mr. Dinsmore asked about the visibility of the structure.
- Mr. Denson noted that the structure is very visible.
- Ms. Claytor noted that the proposed materials are not the same style or feel of the principal dwelling or other accessory structures on the property.
- The Commission advised to use the same materials and color scheme.

Mr. dePoortere noted that a report will be sent to the Construction Office.

OLD BUSINESS

Application HPC# 07-01-21-10

Charles Kilgore
82 Sand Spring Road, B22/L1
District: Contributing Silver Lake Amendment
Board of Adjustment application for rebuild.

Presenting:
Hiland Turner, Architect

- Mr. Turner presented proposed plans for a rebuild.
- Mr. dePoortere reminded the Commission that they voted to uphold the demolition delay that was issued in 2008.
- Mr. dePoortere noted that the Board of Adjustment held a site inspection.

- Mr. Dinsmore noted that he attended the site inspection and described the existing conditions on the property. He noted that the applicant is seeking a 40.7 side setback variance and a rear setback variance.
- Mr. Turner described the positioning of the dwelling on the site plan as a means to create a Colonial Revival residence compact enough to conceal the garage and main block of the house.
- Mr. Turner noted that the proposed home would have white shingles with minimal stone accents.
- The Commission members were not in favor of the siting of the dwelling on the property.
- There were questions about grade with regards to the visual impact to the streetscape and overall, comprehensive height.
- There were concerns about the massing of the house on the lot and the mass impact to the lot.
- Mr. Dinsmore asked about tree removal impact on the neighbors.
- Mr. Turner noted that the property is heavily wooded but a number of trees would need to be removed.
- Mr. Maselli asked, about the visual impact of this proposed plan on such a constrained lot. He felt that the house was designed without keeping the constraints in consideration. He opined that while he appreciated the design, the siting and size of the proposed house and garage with respect to the building envelope creates too much mass for this lot.
- Mr. Turner noted that the rear could not support a re-direction of the house.
- The Commission further discussed materials.
- Ms. Claytor noted that she agrees with Mr. Maselli and this house will be jammed into the lot.
- Mr. Denson, architect and resident of Primrose Trail, noted it is a beautiful design but he would not have situated the home on the lot in that way. He went on to note that Mr. Yates and Mr. Maselli have an HPC approach to the Kilgore project in so far that you can argue that his (Mr. Turner's) deduction on side yard setbacks will provide the perception of greater density/mass along the street which will impact the historic preservation objective of rural Harding.

DISCUSSION

Mr. dePoortere noted that he spoke with Mr. McCabe and that he is in the process of working on the changes.

Mr. dePoortere requested submissions for the Historic House of the Year.

Mr. dePoortere noted the revised HPC Instruction and Information Packet.

OTHER BUSINESS FOR HISTORIC PRESERVATION

ADJOURNMENT

There being no further discussions; the meeting adjourned at 8:59.

Respectfully submitted,

Lori Taglairino

Lori Taglairino

Recording Secretary of the Historic Preservation Commission.

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

**RESOLUTION HPC 03-2021
HISTORIC PRESERVATION COMMISSION
TOWNSHIP OF HARDING
AUGUST 5, 2021**

**REVISED REGULAR MEETING SCHEDULE OF THE HISTORIC PRESERVATION COMMISSION FOR
SEPTEMBER 2021 THROUGH JANUARY 2022**

WHEREAS, the "Open Public Meeting Act" R.S. 10:4-6 and following, requires that public bodies provide adequate notice of meetings, and;

WHEREAS, that due to termination of the recent state of emergency and public health emergency declared by Governor Phil Murphy, Historic Preservation Commission meetings will no longer be held via Zoom and in-person meetings will resume at Kirby Hall, 21 Blue Mill Road in New Vernon NJ on the same dates as set forth in the annual meeting resolution adopted on January 7, 2021, and;

WHEREAS, the Historic Preservation Commission has also determined to change the starting time for meetings for the remainder of the year from 7:30 to 7:00 p.m.,

NOW, THEREFORE, BE IT RESOLVED by the Historic Preservation Commission of the Township of Harding, in the County of Morris, New Jersey, that during 2021, meetings of the Historic Preservation Commission to discuss or act upon public business shall be held at 7:00 p.m. at Kirby Hall, 21 Blue Mill Road in New Vernon, in said Township on the following dates:

SEPTEMBER 2, 2021

OCTOBER 7, 2021

NOVEMBER 4, 2021

DECEMBER 2, 2021

JANUARY 6, 2022- Reorganization

BE IT FURTHER RESOLVED that copies of this Resolution shall be (a) mailed to the OBSERVER-TRIBUNE, (b) mailed to the DAILY RECORD, (c) filed with the Clerk of the Township of Harding, (d) posted on the bulletin board in the main hallway of the Township Hall and, (e) mailed to any person requesting notices of meeting of the Historic Preservation Commission pursuant to R.S. 10:4-19 who has paid \$15.00 for agendas and \$25.00 for agendas and minutes, which sum is hereby fixed to cover the costs of providing notice of all meetings of this body during 2021 and January 6, 2022. The foregoing shall be accomplished within seven (7) days of the adoption of this Resolution.

I hereby certify this is a true copy of a Resolution approved by the Historic Preservation Commission of the Township of Harding at a meeting held on August 5, 2021