

**Chesterfield Township
Historic Preservation Commission
Regular Meeting
October 9, 2019**

Debbie Kelly - Chair
Karl Braun
Matt Weismantel - Absent
Jon Davis
Eugene Cardone
Jim McKeown
Matt Litt - Absent
Denise Koetas-Dale - Township Committee Rep.

Meeting called to order 7:00 p.m.

Statement of compliance with the Open Public Meetings Act.

Roll call

ALL listed members and alternates, as indicated above, were in attendance.

Approval of September 2019 Minutes of Regular Meeting

- Jon Davis requested a few small edits shared with Brittney Chenosky.
Jon Davis made a motion and seconded by Eugene Cardone for approval of Regular Meeting Minutes. All were in favor with abstentions by Jim McKeown and Karl Braun

Addition to Agenda

- Amy Craft informal discussion regarding 6 Front Street. Will be closing on the house November 8th. Would like to replace the windows, vinyl clad (wood interiors and an exterior vinyl cover) were mentioned. Amy will be returning, after the closing, to the next meeting with the completed COA and the contractor.

New Business

- **COA – MALISON** - 10 Chesterfield-Georgetown Road, Block 600, Lot 20
 - Cindy and Joe Malison were in attendance and presented their application.
 - The steps will be peppermill brick and blue stone walk.
 - Black iron railing to be replaced.
 - **Jon Davis made a motion, 2nd by Karl Braun to approve the application as presented.**
 - **VOTE**
 - **Debbie Kelly - Yes**
 - **Jon Davis - Yes**
 - **Karl Braun - Yes**
 - **Eugene Cardone - Yes**

- **Jim McKeown - Yes**
- **Schumm-** 19 Chesterfield-Georgetown Road, Block 900, Lot 14.03 – Tack room shed on the property.
 - George and Dianna Schumm were in attendance and presented their application.
 - COA submitted to have a 12’x10’x8’ tack room shed put on the property.
 - **Karl Braun made a motion to approve the COA as submitted with the specifications listed above. Jim McKeown 2nd the motion.**
 - **VOTE**
 - **Debbie Kelly - Yes**
 - **Jon Davis - Yes**
 - **Karl Braun - Yes**
 - **Eugene Cardone - Yes**
 - **Jim McKeown – Yes**

Old Business

- **Update on CLG application** – Request that the final approved resolutions about the HPC be combined into a single document. Debbie Kelly and Denise Koetas-Dale will meet to see if this can be done by them and then potentially resubmitted to the Township Committee for final approval.

Discussion of design standards for siding and windows – This is becoming increasingly important and need to address new construction in a historic district, replacement of siding and windows that have already been replaced with modern materials in the past, and the issue of replacement vs. replacement of existing wood siding and windows. Eugene Cardone agreed to put together a document outlining possible standards that can be reviewed, discussed and approved by the HPC at a future meeting. Debbie Kelly asked the members of the HPC undertake a web search for the issue of “Siding and Historic Preservation” as there is a great deal of useful information and discussions of the problem out there and it would help inform our future discussions. Although difficult to establish the work of the HPC in the long term it can have significant positive impact on housing values in a historic district. Often we hear “we are not like x or y town” but in truth these example towns have been so successful because they have had good quality HPC, standards and criteria in place for a long time and this work has had strong positive impacts on the community. Existing Wood siding shall be retained and repaired. Replacement of damaged wood siding with wood material shall match existing as possible in size, shape, profile and texture. For additions and new buildings, siding shall be materials of historic wall surfaces found on historic wall surfaces found on adjacent buildings with the Historic District. (Discussion needed on buildings with non-historic material. I.e. vinyl, alum, etc). Fiber cement board siding, such as Hardi Plank and Allura, is an acceptable alternative. Synthetic siding will be approved to resurface wood-sided structures only in areas not visible from a public street. Synthetic siding will be permitted on new additions that are not visible from a public street. Buildings where non-historic artificial siding is existing, restoration to historic siding material is preferred. Synthetic siding is permitted only if all of the wood architectural trim is restored. Fiber cement board, such as Hardi Plank and Allura, is preferred over vinyl or aluminum.

Jon Davis made a motion for this as well as the Hardi plank siding, seconded by Jim McKeown all were in favor.

Public comments and questions

- None

Jim McKeown made a motion to adjourn, seconded by Karl Braun at 8:44 p.m, All were in favor.

**The Historic Preservation Commission's Next Meeting is Wednesday,
November 13, 2019 at 7 p.m.**