

**Chesterfield Township
Historic Preservation Commission
Regular Meeting
December 11, 2019**

Debbie Kelly - Chair
Karl Braun
Matt Weismantel
Jon Davis
Eugene Cardone
Jim McKeown
Matt Litt
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 November 2019 Minutes of Regular Meeting

***Jon Davis made a motion and seconded by Karl Braun for approval of
Regular Meeting Minutes. All were in favor with abstentions by Matt Litt and
Matt Weismantel***

Addition to Agenda

- Awards for new construction

New Business

- **COA – MALISON** - 10 Chesterfield-Georgetown Road, Block 600, Lot 20
 - Cindy and Joe Malison were in attendance and presented their application.
 - 14 replacement aluminum clad windows, sashes will remain the same.
 - **Karl Braun made a motion, 2nd by Matt Weismantel to approve the application as presented.**
 - **VOTE**
 - **Debbie Kelly - Yes**
 - **Jon Davis - Yes**
 - **Karl Braun - Yes**
 - **Eugene Cardone - Yes**
 - **Matt Weismantel – Yes**
- **Craft-** 6 Front Street, Block 202, Lot 75
 - Amy Craft was in attendance and presented the application.
 - COA submitted to have eight (8) replacement 6 over 6 castle windows.

- **Jon Davis made a motion to approve the COA as submitted with the specifications listed above. Matt Weismantel 2nd the motion.**
 - **VOTE**
 - **Debbie Kelly - Yes**
 - **Jon Davis - Yes**
 - **Karl Braun - Yes**
 - **Eugene Cardone - Yes**
 - **Matt Weismantel – 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 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. Jim McKeown put together a document outlining possible standards that was reviewed, discussed and approved by the HPC.

Windows

We encourage repair & retention of original historic windows whenever possible.

Preserve original or early windows whenever possible, including- frames, sash, sills, heads, hoodmolds and moldings.

When replacement is the only option, replace with like style, they must be appropriate to the period and style of the building, duplicating the material design of the older feature. Replacement sills & window frames should be constructed to true historical dimensions to match existing.

Replacement sash of wood windows should be wooden. True divided lights or simulated divided lights are acceptable, but snap-in muntins are not.

Additional Wood Window Replacement information

All too often, replacement of historic wood windows is the quick-fix for reparable problems such as peeling paint, a rotten section of sash, or loose glazing. If you have original or early windows on your building, consider repair before replacement. Most wood sash windows and steel-framed windows can be repaired, insulated, weather stripped and re-fitted for about the cost of a good quality replacement window. Older windows are often needlessly replaced because of the promised insulating qualities of the new windows. But weatherization of historic wood windows-- a combination of new weather stripping and exterior storm windows- is an economical alternative to replacement windows and will greatly improve the thermal performance of existing windows. In fact, an older wooden window with a high quality storm window is about 15% more

efficient than a new double thermal paned vinyl replacement window. In addition, the components of vinyl replacement sash have a relatively short life span compared to historic wooden windows. The vinyl and PVC materials and plastic and neoprene sealants in these windows degrade within a much shorter time frame than wooden windows.

Storm Windows

Wood-framed storm windows are preferable, if metal storm windows are used, they should be anodized or painted to blend with the trim.

Shutters

Replacement shutters on windows should be wooden, other high quality materials will be considered. Shutters must be sized to cover the entire window when closed. Fake non-operable synthetic shutters are not appropriate. Shutter hardware such as hinges, holdbacks and latches are valuable and should be retained.

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.

Jon Davis made a motion for this, seconded by Karl Braun all were in favor.

Public comments and questions

- None

Debbie Kelly made a motion to adjourn, seconded by Matt Weismantel at 8:34 p.m, All were in favor.

**The Historic Preservation Commission’s Next Meeting is Wednesday,
December 11, 2019 at 7 p.m.**