

**Chesterfield Township
Historic Preservation Commission
Virtual Meeting
September 9, 2020**

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

Meeting called to order 7:02 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 August 2020 Minutes of Regular Meeting

Jon Davis made a motion and seconded by Eugene Cardone for approval of Regular Meeting Minutes.

Addition to Agenda

- 2 week deadline – subject to discretion of the Chair/Vice Chair
- Debbie Kelly impending move

New Business

- **COA – Hutchinson 455 Main Street Block 300 Lot 9**

The applicant is proposing to add a third floor shed dormer with five windows to the rear of the house, replace the house and garage roofs with Timberline dimensional shingles, and add windows to the east facing side of the house on the first and third floors. (See plans in application.) The HPC is recommending the approval of the application, with the following supporting justifications:

 - Adding a dormer – the dormer will be added to the rear of the home, which is not visible from the street, and therefore not adversely affecting the character of the building.
 - Adding two new windows to the east secondary façade in the attic space. The HPC recommends approval of adding windows where there were none before to accommodate a new use, based on the Secretary of Interior’s Standards for the Treatment of Historic Buildings’ guideline section dealing with treatment of windows, page 103:

- **Recommended treatments**: Adding new window openings on rear or other secondary, less-visible elevations if required by a new use.
 - **Not recommended treatments**: Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building.
 - Adding new windows to the first floor on the east elevation behind the one-story wing.
The HPC recommends approval because the windows will be hidden from the street view.
- Matt Weismantel made a motion seconded by Jon Davis for recommended approval to be submitted to the Planning Board.

- **COA – Fenick 463 Main Street Block 300 Lot 5**

The current owner, Robin Fenick Levy, was represented by Vincent Pocino, the buyer. The applicant is proposing to: replace the roofing on the house with Timberline dimensional shingles; replace rear metal roof with an in-kind metal roof; repair or replace wood cornice trim if needed with in-kind materials and design; remove deteriorated wood deck and stairs in the rear of the house, and install new wood stairs; repair wood windows with in-kind materials and design; and repair or replace wood shutters on the front elevation to match existing shutters, and eliminate rear shutters.

Karl Braun made a motion seconded by Matt Weismantel for recommended approval to be submitted to the Planning Board.

Old Business

- Resident letter – Brochure update
- Revisions to the ordinance Debbie, Denise and Matt Litt will meet to discuss, to be reviewed and submitted at a later date.
- Survey update

Public comments and questions

- None

Karl Braun made a motion to adjourn, seconded by Jon Davis at 8:01 p.m., all were in favor.

**The Historic Preservation Commission’s Next Meeting is Wednesday,
October 14, 2020 at 7 p.m.**