

Chesterfield Township
Historic Preservation Commission
Meeting Minutes February 2023

Chairman Karl Braun called the meeting to order at 7:03 pm.

The Open Public Meeting Statement was read and Compliance Noted

Roll Call:

Present- Karl Braun, James Codella, Robert Forwood, Jill Moraca, Jennifer Lynch, Matthew Litt, Liaison

Absent- Jim Mckeown

Oath: Joseph Ratajczak Took Oath to become a Class B Chesterfield Township Historical Preservation Commission member.

Approval of Minutes: Robert Forwood made a motion seconded by James Codella to approve the regular January 5th meeting minutes. All were in favor, motion carried.

New Business:

- **OYCC warehouse Planning Board application- 1740 Black House concerns:**

Entailed to move The Black house located on the OYCC property, appears to be in the way of the proposed warehouse. Karl Braun suggested putting a working group together to do a walkthrough of the house to make sure it's properly weatherized and not exposed. The house was built in 1740 with an extremely unique brick pattern. The proposed warehouse Site plan is to be discussed by the Chesterfield Township Planning Board in March. The Members reviewed photos of the Black House. Mr.Codella stated that the basement is just as important as the house. Mr. Forwood stated that he reached out to the state of Historic Preservation Office to see if the house could be eligible to be on the register for state and/or National Historic Preservation listing. There is a special pathway to get the house listed if eligible. The second part of the letter questioned if moving the Black house effects future eligibility. Mr. Codella asked if it's possible to have the developer look into the cost of having a historic specialist come evaluate the cost of taking the house apart brick by brick and rebuilt at an appropriate location. Jennifer Lynch had two suggestions one being moving the Black House the other being building the warehouse around it.

- **Traffic concerns regarding The Black House:**

Mr. Braun raised the issue of vibrations caused by tractor trailers. Mr. Codella explained the damage from the traffic vibrations can be minimized by taking the appropriate steps to protect the Black house. Mr. Braun stated there can be no impact zones implemented to protect the house from traffic vibrations.

- **Designating the Black House a Historic Landmark by Chesterfield Ordinance**

Mr. Codella made the Motion to send a memo to Township asking for support Seconded by Jennifer Lynch all were in favor, motion carried. Mr. Codella asked if the Tribe representative of the Indian occupation area and possible burial ground located on the OYCC Black house property has been notified. Mr. Braun explained they have not to his knowledge but that the HPC should reach out. Mr. Braun states the Historical Society is going to give their recommendation on this subject. MR. Litt- HPC Liaison stated would be happy to contact the Tribe representative on behalf of the HPC. Mr. Litt stated that the HPC should Solicit HPC attorney John Gillespie to get his opinion prior to sending out any letters on the matter. Mr. Codella suggested doing a site walk through in small groups so all members gets a chance to walk through the Black House. Mr. Braun mentioned that the HPC would publically advertise any onsite walk through as an offsite meeting.

Old Business:

Mr. Braun informed the board that the Chesterfield Township Committee is taking a look at the design guidelines originally presented to the HPC and Planning Board to see how this plan interfaces with the Township of Chesterfield's maintenance ordinance. Mr. Braun also informed the members that the Township Committee is looking into the demolition by neglect ordinance. Mr. Litt stated he has been making an effort to get some answers from the attorney for the Cross Point Bullock Mansion and will keep the HPC informed on any updates. Ms. Moraca stated that the Bullock Mansion should be protected from the weather so that an alternate use could be found. Mr. Braun noted that property may have to be subdivided since grants for churches are difficult to get.

Ms. Moraca asked if anyone from the HPC has walked through to evaluate the condition of the firehouse yet, Mr. Braun stated not yet. Mr. Litt explained that he walked through the firehouse 6-9 months ago, and agrees that steps need to be taken as there appears to be some weather related issues that need to be addressed. Mr. Braun stated there should be a statement from the School Board so it's clear when it goes up for bid again the abilities of the property and what would be allowed.

Public comments and questions:

Karl Braun opened the meeting for public comment.

Hearing no public comment, Karl Braun closed the public comment portion of the meeting.

Adjournment

Jennifer Lynch made a motion seconded by Jill Moraca to adjourn the meeting, all were in favor
Motion carried at 8:15pm