

**HISTORIC PRESERVATION MINUTES
FEBRUARY 19, 2019**

Meeting was called to order by Chairman Greg Winters at 6:00 pm

Present: Greg Winters, Cheryl McBrayer, Mathew Alexander, Alfred Lindsay, Frank Dominick
Absent: Gracy Justice, Roy Swisher

Approval of Minutes: Cheryl McBrayer motion to approved; Mathew Alexander 2nd, Vote Unanimous 5-0

Item 1: 116 Oakland Avenue - Robin Thompson appeared before the HPC for approval to restore the 1600 sq.ft 2-bedroom, 1-bathroom house, add an additional interior bathroom, closet, renovate the master bedroom, remove the unstable chimney and install a new roof at a cost of \$60,000.

The chimney to be restored at 116 Oakland Avenue will be lowered in height, re-mortared and capped at the top. The rear back porch will be replaced with new flooring per the original floors. Repair and reside the house with original wood siding, rewire the electrical system, new hvac, plumbing, vapor barrier, and install foundation piers as needed.

Mr. Thompson is renovating a similar house on Marwood Avenue by demolishing the interior of the house, floors, walls, electrical system, hvac, interior plumbing, adding a rear addition at the rear of the house, and has purchase 4 to 5 additional properties in the City.

- a) Cheryl McBrayer motion to approve, Mathew Alexander 2nd the motion, discussion by Alfred Lindsay.
- b) HVAC seer rating, handrail height, stair height, window replacement like for like with original casing and mullion strips, divided light windows,
- c) Cheryl McBrayer and Mathew Alexander raised concerns about the windows being like for like when the cost per window becomes cost prohibited,
- d) Alfred Lindsay discussion was that the true intent of the HPC ordinance was to maintain the integrity of the true divided light windows.

Cheryl McBrayer withdrew her 1st motion to approve, Mathew Alexander withdrew his motion to approve.

Mr. Alexander made a motion to accept the original application the exterior and interior renovation without approving the windows. Alfred Lindsay 2nd motion.

Mathew Alexander called for the question. Chairman Winters called vote; motion approved.

Vote Unanimous 5-0.

Motion to adjourn; Mathew Alexander, 2nd Cheryl McBrayer. Vote 5-0. Time: 6.30 pm

Minutes By: Reginald McBeth CBO CFM MCO
City of Chester Building Official/Zoning Administrator