

Live Stream: www.townofchestertown.com.

**AGENDA
HISTORIC DISTRICT COMMISSION
OCTOBER 5, 2022**

4:00 p.m.

1. Minutes of previous meeting of September 7, 2022
2. Consent Calendar
 - a. BP2022-129 – Sambor Investments, 100 Philosopher’s Terrace (aka 205 Spring Street) – Awning;
 - b. BP2022-130 – Richardson Fresh Ponds, 332 Cannon Street – Storm Door;
 - c. BP2022-132 – Damon, 233 Kent Street – Roof;
3. Old Business
 - a. BP2022-115 – White, 222 S. Water (Front) Street – Modification of Approved Solar Array;
4. New Business
 - a. BP2022-134 – Jones & Jones Properties, LLC, 105 High Street – Exterior renovations;
 - b. BP2022-135 – Washington College, 509 S. Cross Street - Demoliton
5. Adjourn

Small Hotel & Conference Center
Timeline?
cost?
financing?

John Seidel stepped down?
Richard Greve ex bd. member

slaying on all sarcasms

2012 WC buys armory & bldg for Hist. District

Washington College

Petition Concerning the Chestertown Armory
Chestertown Historic District Commission
October 5, 2022

- I. Introduction—Dr. Mike Sosulski, President
- II. Demolition Request and Rationale—Dr. John Seidel, Director, CES
 - a. Since acquiring the property in 2012, Washington College has worked hard to identify alternative, adaptive uses for the building
 - b. Only viable plan to emerge over the past 20 years: small hotel & conference center
 - c. Early stages fully intended to retain the historic core of the Armory
 - d. Recent environmental investigations unfortunately revealed contamination from lead, asbestos and mold
 - e. Mold is so entrenched that even full remediation efforts cannot guarantee permanent removal
 - f. No investor will risk a major investment in the existing structure, given the mold
 - g. We see the only reasonable solution as demolition to allow new construction
 - h. New structure will include retention and display of historic materials & exhibits to commemorate the history of the site
 - i. If demolition is not approved, past history gives no hope of rescue; building is likely to continue to deteriorate unless the College invests in stabilization for a structure with no future, a building that appraisers currently view as a liability, rather than an asset
 - j. Chestertown Historic District Design Guidelines permit demolition in the case of economic hardship such as this, and when the public good is served
- III. Presentation of Current State of the Structure—Mr. Stan Yeakel, WC Facilities Director
- IV. Questions Historic District Commission

Supporting Documentation:

- Environmental Report, Sussex Environmental
- Current Photos of site



DEADLINES FOR APPLICATIONS

NEW CONSTRUCTION	25 days prior to the HDC meeting
DEMOLITION	25 days prior to the HDC meeting
ALL OTHER APPLICATIONS	7 days prior to the HDC meeting

OFFICE USE ONLY	
APPLICATION NO.	_____
TOWN FEE	_____
MDIA FEE	_____
PAID	_____

TOWN OF CHESTERTOWN HISTORIC DISTRICT PERMIT APPLICATION

Application by Washington College Date 9-27-2022

Address 300 Washington Avenue, Chestertown, MD 21620 Phone 410-778-2800

Property location Chestertown Armory, 509 S. Cross St., Chestertown Zoning _____

Property owner Washington College Phone 410-778-2800

Address 300 Washington Avenue, Chestertown, MD 21620 MHIC # _____

Contractor/owner representative NA Value of work _____

PROJECT TYPE: NEW CONSTRUCTION SIGN EXTERIOR WORK
 DEMOLITION SITE WORK OTHER _____

WORK DESCRIPTION: Describe the project as specifically as possible. New construction, additions, and any modifications to the exterior require at least three copies of a scaled plan view showing the existing footprint of the building and all proposed changes, plus three elevation drawings showing all relevant details. Product literature and samples are required for all new materials, including windows, doors, siding, etc. Photographs must be included to show the existing conditions, including the relationship of the proposed work to adjoining properties.

APPLICATION CHECKLIST	
Drawings	<input type="checkbox"/>
Photos	<input type="checkbox"/>
Samples	<input type="checkbox"/>
In Time	<input type="checkbox"/>

NOTE: Applications must be submitted with adequate time for HDC review. Incomplete or unclear applications will be rejected. See the Design Guidelines for additional information.

Washington College reluctantly seeks a demolition permit for the Chestertown Armory. This request is based on recent environmental studies that show lead and asbestos contamination and, more significantly, a high level of mold contamination. Remediation will be extraordinarily expensive and, per the attached report, has no assurance of success. The College has an investor group interested in a redevelopment project that would benefit the entire community, but no-one will invest in a project that may ultimately result in a structure that could be unusable. Despite the best efforts of multiple groups for at least 14 years, no alternative plans or investors that can save this structure have emerged. Washington College therefore requests a demolition permit on the grounds of economic hardship and for the greater public good, per the Town of Chestertown Historic District Design Guidelines. In Hearing 1, the College will stipulate to significance and provide details on the contamination. Full documentation of the building and other materials will be provided before Hearing 2.

Certification: I certify that I have the legal authority to submit and sign this application for the property listed above. I further certify that all information submitted is correct, and that I have reviewed the Design Guidelines. If the owner is not the applicant, then the owner must complete the authorization on the reverse side of this form.

Applicant signature _____ Date _____

Print name _____

<u>OFFICE USE ONLY</u>	APPROVED <input type="checkbox"/>	DENIED <input type="checkbox"/>	APPROVED WITH CONDITIONS <input type="checkbox"/>
APPROVED BY _____	MDIA APPROVAL _____		
ZONING ADMINISTRATOR	INSPECTOR		



Testing | Evaluation | Solution

P.O Box 489, Georgetown, Delaware 19947
302-947-1810
www.sussexenvironmental.com

August 9, 2022

Richard Grieves
Grieves.richard@gmail.com

Re: Chestertown Armory, 509 S Cross Street, Chestertown, Maryland
Asbestos & Lead Survey; Mold and Moisture Evaluation

Dear Richard,

On July 7 and August 8, 2022 Sussex Environmental provided an asbestos and lead survey at the above referenced property. The inspection was provided to test for asbestos and lead containing materials within the structures where renovations will take place. A moisture and mold evaluation was also provided to assess conditions relative to remediation needs.

Attached is the report for the property based on survey provided. The invoice will be sent separately.

Please feel free to call if you have any questions. Thank you for using our services.

Sincerely,

Susan E. White, PhD, CMC, CMCC, CIEC
Industrial Hygienist

Evaluation Completed By: Susan White, Alexis Thomas and Kelsey White

Survey Results

Sussex Environmental Consultants (SEC) was retained to conduct a limited asbestos sampling at 509 S Cross Street, Chestertown, Maryland on July 7, 2022. The sampling was provided to assess presence of hazardous materials within the property.

Asbestos

Samples were obtained for possible asbestos presence. Aerobiology Laboratory Associates of Dulles, Virginia performed Polarized Light Microscopy (PLM) of the samples. Samples are deemed asbestos if they contain >1%. Sample results identified the following:

#	Area	Material	Asbestos %
1	Top floor- 301	Plaster	No asbestos
2	Top floor interior window	Caulk	No asbestos
3	Top floor	Ceiling tile	No asbestos
4	Top floor window	Glazing	No asbestos
5	Mail room	12" beige floor tile	No asbestos
6	Top floor mail room- 304	Plaster	No asbestos
7	Top floor- 305	9" light brown floor tile Black mastic	4% Chrysotile Negative
8	Top floor	9" dark brown floor tile Black mastic	5% Chrysotile Negative
9	Room 302	Plaster	No asbestos
10	Room 309	Pipe wrap	No asbestos
11	Room 306	Purple-brown floor tile	No asbestos
12	Room 308 ceiling	Plaster	No asbestos
13	3 rd floor stair	12" beige tile Orange mastic	No asbestos
14	2 nd floor exterior window	Glazing	No asbestos
15	2 nd floor foyer	Blue 12" tile Yellow mastic	No asbestos
16	2 nd floor foyer	Gray 12" tile Yellow mastic	No asbestos
17	2nd floor foyer	9" dark brown floor tile Black mastic	5% Chrysotile Negative
18	2nd floor foyer	Bottom layer 9" light brown floor tile Black mastic	3% Chrysotile Negative
19	Room 206	Dark brown floor tile Black mastic	5% Chrysotile Negative
20	2 nd floor foyer	Plaster	No asbestos
21	Gym	Drywall joint compound	No asbestos

22	Room 211	Drywall joint compound	No asbestos
23	Gym interior window	Glazing	No asbestos
24	Gym interior window	Glazing	No asbestos
25	2 nd floor foyer	Plaster	No asbestos
26	1 st floor stairs	12" floor tile Orange mastic	No asbestos
27	1 st floor hall	Top layer white 12" tile	No asbestos
28	1 st floor hall	Bottom layer tile	No asbestos
29	1 st floor- 126	Plaster	No asbestos
30	1 st floor- 126 ceiling	Plaster	No asbestos
31	Boiler room ceiling	Drywall joint compound	No asbestos
32	1 st floor electric room	Plaster	No asbestos
33	Locker room ceiling	Drywall joint compound	No asbestos
34	1st floor interior window	Glazing	2% Chrysotile
35	1 st floor	Drywall joint compound	No asbestos
36	1 st floor hall	White floor tile Orange mastic	No asbestos
37	1 st floor hall	Bottom layer white tile	No asbestos
38	1 st floor bathroom plenum	Drywall joint compound	No asbestos
39	Addition ramp	12" white and green floor tile Orange mastic	No asbestos

Roof

#	Area	Material	Asbestos %
1	Front roof	Decking	No asbestos
2	Front center roof	Decking	No asbestos
3	Front roof	Flashing - black semi-fibrous tar	20% Chrysotile
4	Front roof	Black flashing	No asbestos
5	Side roof	Flashing and decking	No asbestos
6	Side roof	Asphalt shingle	No asbestos
7	Rear roof at patch	Patch material	No asbestos
8	Rear roof at stack	Caulking	No asbestos
9	Rear roof	Flashing	No asbestos
10	Short roof	Decking	No asbestos
11	Short roof	Flashing	No asbestos
12	Short roof at patch	Patch material	No asbestos
13	Roof over garage	Decking	No asbestos
14	Roof over garage at patch	Patch - black stony tar	3% Chrysotile
15	Roof over garage	Flashing	No asbestos

Based on the results of the asbestos survey, the 9" floor tile and 1st floor interior window glazing tested positive for asbestos. The front roof black semi-fibrous tar flashing and roof over garage black stony tar patch tested positive for asbestos.

When similar materials are sampled and one tests positive for asbestos, all homogeneous materials are considered positive for asbestos presence. Therefore, all 9" floor tile and all 1st floor interior window glazing is deemed positive for asbestos. All roof flashing and black stony tar patches are deemed positive for asbestos.

The 9" floor tile is located underneath all other flooring on all levels. Therefore, all other carpet and 12" tile will require removal to access this 9" floor tile. The black mastic tested negative for asbestos.

A State of Maryland licensed asbestos abatement contractor must complete abatement per State and Federal regulations for materials if they are to be removed to disturb that may create a dust. The property must be inspected again after abatement to ensure all materials and debris has been removed.

Lead

The painted surfaces were sampled for possible lead paint using a direct reading Heuresis XRF instrument. The building components were sampled and are deemed lead paint containing if they contain $>0.7 \text{ mg/cm}^2$. The survey identified the following as lead containing:

Top level

- Base trim 1.0 mg/cm^2
- Walls 1.1 mg/cm^2
- Chair rail 1.4 mg/cm^2
- Stairwell railing 1.0 mg/cm^2

2nd floor

- Doors, baseboard, trim, door casings 1.1 mg/cm^2

1st floor

- Gym walls 1.0 mg/cm^2
- Green walls 1.0 mg/cm^2
- Locker room beams 1.2 mg/cm^2

The lead painted materials must be addressed as lead if sanded or paint is disturbed. The contractor addressing lead painted surfaces must meet requirements for EPA's Lead Renovation, Repair and Painting Rule (RRP Rule). This rule requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes, child care facilities and pre-schools built before 1978 have their firm certified by EPA (or an EPA authorized state), use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices.

Building demolition activities have the potential to produce hazardous waste if lead-based paint is dry scraped, dry sanded, or heated. Lead Safe Work practices shall be enforced at all times due to the presence of lead-based and lead-containing paints within the project area.

Toxicity Characteristic Leaching Procedure (TCLP) test must be conducted for the demolition debris generated on site. Representative waste stream samples should be collected to characterize the demolition debris, in accordance with the Resource Conservation and Recovery Act (RCRA), to determine disposal options. This should be obtained from dumpsters as filled to determine if that set will require removal for disposal under the RCRA requirements.

The hazardous waste criteria for lead waste is established under RCRA, Subtitle C, as 5.0 milligrams per liter (mg/L) measured with the TCLP as listed in CFR 40 Part 261. The lead-containing and lead-based paint debris generated during demolition should be handled in accordance with all applicable Federal and MDE regulations.

Moisture and Mold

The evaluation entailed a visual evaluation of accessible rooms and common areas for current moisture and visible microbial growth. The evaluation identified the following on this date:

General

- Humidity 55-78% at time of the inspection
- Moisture readings at plaster walls averaged 27-57% with more elevated readings at ground level and exterior walls
- Drywall moisture readings, where present, elevated 25-38%
- Contents have surface mold and require disposal
- Mold on surfaces of ceilings, doors, trim, window parts, walls, ceiling tiles and all other surfaces throughout
- Ventilation system requires replacing due to long term moisture; ductwork also requires removal due to moisture and mold
- Appears there are areas of roof leaks and exterior water infiltration issues that require attention
- All exposed insulation requires removal
- Standing water at rear addition section and water ponding against foundation

Summary of Findings & Preliminary Scope of Work

The addition of the building and the roof remain to be inspected and sampled. This can be scheduled as soon as accessible.

It is the professional opinion of SEC that the building has serious moisture and mold issues that, even if cleaned, will not guarantee issues will not return due to block and concrete construction. Cleaning will require extensive remediation and material removal that should be priced if renovations are to be selected.

The asbestos must be addressed whether the building is removed or renovated. The lead painted surfaces only need to be addressed if renovations are to be performed.

The estimated costs of asbestos and lead abatement and mold and moisture remediation should be determined by remediation and abatement contractors qualified to perform this work. This is dependent upon condition of building when remediation is to be performed as conditions will continue to worsen due to areas of water infiltration and moisture due to being closed up and lack of adequate climate control.

The evaluation has identified issues resulting from elevated relative humidity and exterior water infiltration. Mold was found throughout requiring significant building materials and cleaning. Moisture issues were identified at block walls and plaster walls. The extent could not be assessed as many of the issues are currently hidden and will be exposed with drywall and plaster removal extending the amount of remediation required.

It is recommended a structural engineer assess the building to determine current condition due to foundation and wall cracks and suspect structural concerns. The roof was not yet addressed but will be as schedule permits for use of ladder or lift access.

It also appears that some windows may be leaking which will require replacing.

The remediation must be addressed by a qualified and insured remediation contractor certified in mold remediation activities, proper containment practices and must have minimum \$1 million in pollution insurance.

A copy of this scope of work **must** be provided to the remediation contractor so all requirements can be followed. This scope of work is subject to change based on findings as materials are removed.

All areas Mold and Moisture Scope of Work

1. Place HEPA filtered air scrubbers in the areas to control dusts and mold spore concentrations during material removal and cleaning
2. Have all contents removed to discard including window treatments
3. Remove all asbestos containing materials by State of Maryland requirements
4. Remove appliances to discard
5. Address materials as follow:
 - Remove base trim and drywall at all walls where visible mold to 24" above floor and 12" beyond damage
 - Remove ceiling tiles due to moisture and water damage
 - Remove all exposed insulation
 - Remove drywall ceilings in rooms where mold that cannot be cleaned
 - Clean efflorescence and peeled paint (latex) from walls to clean and seal
6. Use dehumidifiers to dry surfaces; injection or contained drying may be necessary to adequately dry block walls
7. HEPA vacuum and use approved biocides to clean surfaces of exposed block walls, pipes and wood materials; use aggressive methods such as sanding or wire brushing to clean materials of mold growth
8. Clean surfaces of ceilings, windows, doors and other surfaces to disinfect
9. Ensure no visible mold on surfaces
10. Clean and disinfect surfaces floors with approved product
11. Run HEPA filtered air scrubbers for 48 hours following cleaning
12. Do not complete repairs until acceptable post-remediation verification to ensure no mold remains and conditions acceptable

Do not use any chemicals without prior approval of Industrial Hygienist. Notify Industrial Hygienist of any additional damage not identified. Regulations applicable to this project fall under OSHA Construction Standard 29 CFR 1926.

The Remediation Contractor must be knowledgeable of the applicable regulations pursuant to this project.

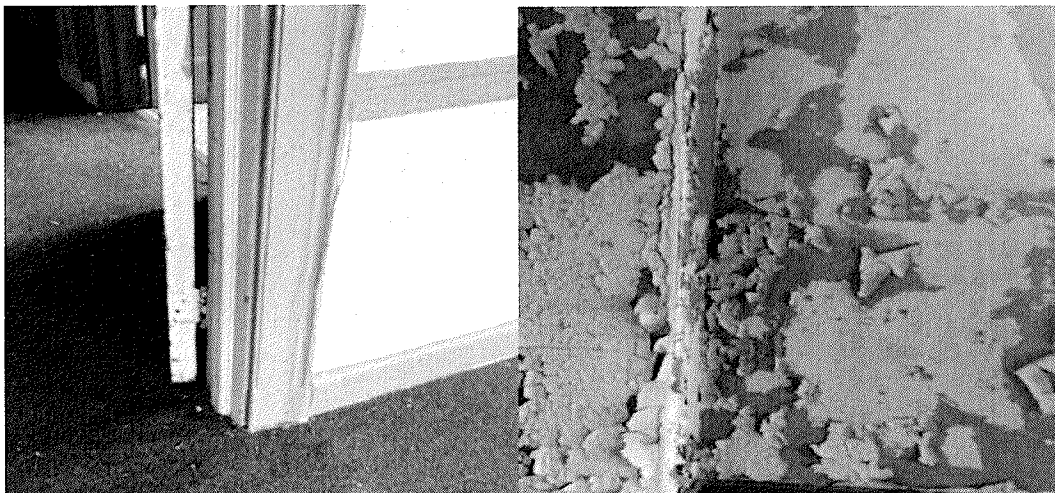
Verification

The Industrial Hygienist must be notified for post-remediation verification to ensure that no contamination remains and materials previously damaged have been removed to clean areas behind.

The HEPA filtered units must be shut down prior to verification. The work areas shall be deemed acceptable based on results of visual evaluation with air samples upon request.

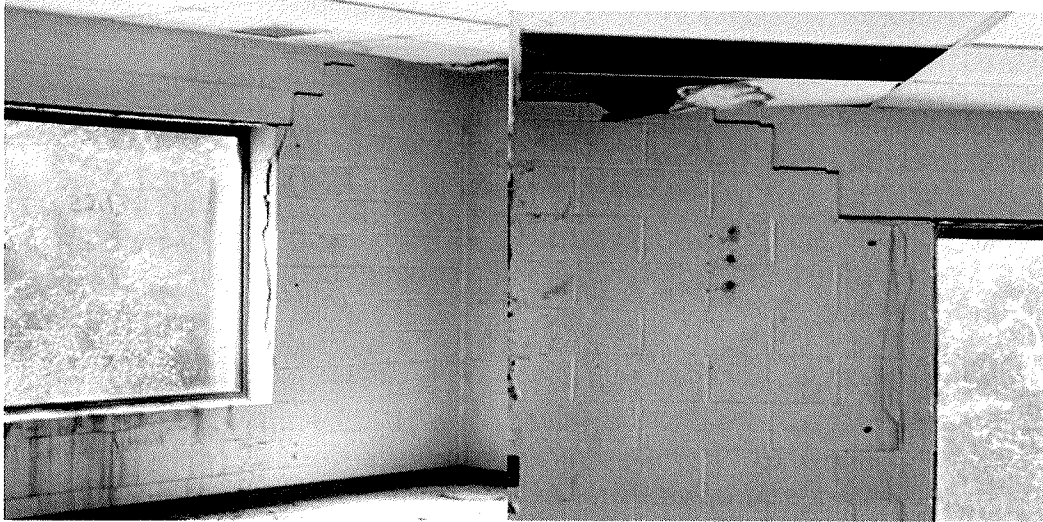
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Photos

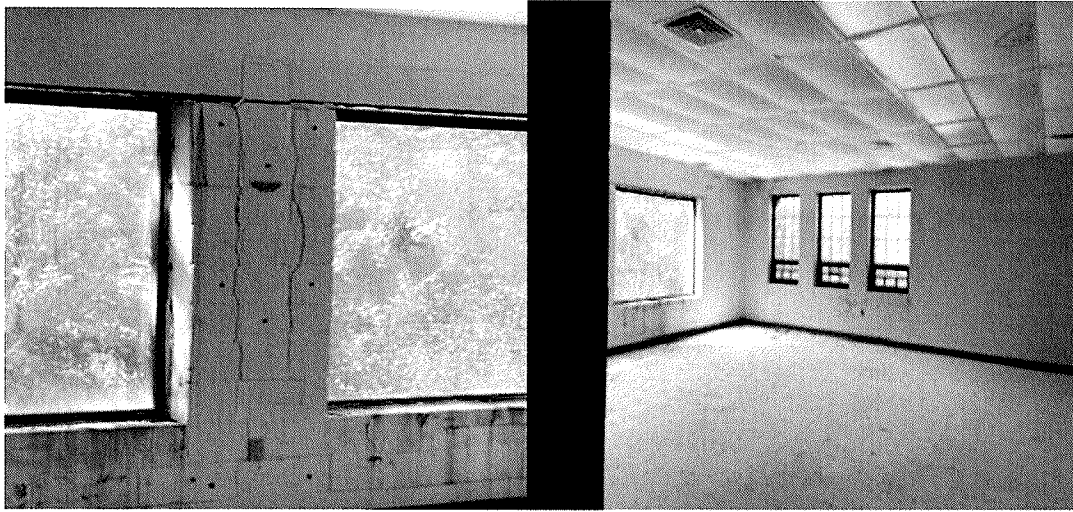


Lead paint on door casing, base and doors

Peeling paint due to moisture



Block walls separating in several areas



Cracks in block; windows leaking

Extensive moisture issues; bowed ceiling tiles