

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE REGULAR MEETING HELD ON
MONDAY, MAY 21, 2012 AT 7:30 P.M.
CHESHIRE TOWN HALL – 84 SOUTH MAIN ST.
ROOM 210**

Commissioners Present:

Chairman Elizabeth Pratt Fox, Jeanne Chesanow and Joseph Dattilo

Commissioners Absent:

Eric Anderson and John Torello

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Clair Boiano of 96 Cornwall Avenue (departed at 7:45 p.m.); Wayne Casso of Ace Home Improvement (departed at 7:45 p.m.); Rick Gallagher on behalf of Temple Beth David 3 Main Street (departed at 7:55 p.m.); Sylvia Nichols, Town Council Liaison (arrived at 7:40 p.m.)

I. CALL TO ORDER

Chairman Pratt Fox called the meeting to order at 7:30 p.m.

II. ROLL CALL

The roll was taken for the meeting.

III. SEATING OF ALTERNATES

There were no alternates seated for voting during this meeting.

IV. DETERMINATION OF QUORUM

It was determined that a quorum was present.

V. PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

VI. APPROVAL OF MINUTES – May 7, 2012 Regular Meeting

MOTION by Jeanne Chesanow to accept the minutes of the April 16, 2012 regular meeting as submitted; **SECONDED** by Joseph Dattilo.

VOTE: In Favor – Chesanow, Dattilo and Pratt Fox
Opposed – None

The motion passed 3 – 0.

VII. COMMUNICATIONS

There were no communications to the Historic District Commission.

VIII. BUSINESS

- A) Application for COA - # 2012 – 003C
Claire Boiano
96 Cornwall Avenue
Re: Addition

Commissioners reviewed the Certificate of Appropriateness application that was received from Claire Boiano of 96 Cornwall Avenue for a small addition to the back of her house. Ms. Boiano and her contractor, Mr. Casso, were present on behalf of this application. Ms. Boiano stated that the small addition will replace an existing shed and will have a half bath, laundry room and some storage. There will be a three-season porch added to the back of the addition. The small addition will be the same basic footprint of the existing shed.

Ms. Chesanow asked about for a description of the door that will be used off the addition and Mr. Casso replied that it will be a 9 light panel door. Ms. Chesanow asked about the exterior of the addition and Ms. Boiano replied that it will be a vinyl siding. She added that the house has vinyl-coated aluminum siding, noting that both sidings will match in design and color.

When discussing the exterior lighting for the addition, Mr. Casso explained that the final choice will be similar to the example given in the application and will be a pendent light.

Ms. Chesanow commented that she thought this addition will be very useful to Ms. Boiano. Ms. Boiano replied that she agrees and that she wished she had done it a long time ago.

Mr. Casso reviewed the architect's plans of the addition with the Commissioners. He noted that the purpose of the addition is to get all of the necessities on the main floor of the house for Ms. Boiano. On the three-season porch the windows will be double hung with transoms over the top of them. The rear porch will be built on piers but the

addition will be on a crawl space. The porch will not be heated and will have a cathedral ceiling inside. Mr. Casso noted that you will be able to see very little of the addition from the roadway. Chairman Pratt Fox agreed stating that only the area she thinks will be visible from a public right of way is the side porch entrance / doorway or about 4 feet of the side of the addition.

Mr. Casso noted that 5 inch round column(s), in the same style as the ones found on the front porch will be used on the new rear porch and the spindles on the rear porch will be turn spindles, to match the front porch – both porches will be the same basic style when this project is completed.

Ms. Chesanow commented that she is in favor of approving the application as it is submitted because it will be just a small portion of this addition that will be visible from a public way. Mr. Dattilo commented that the plans seem to be well thought out and appear to keep in style with the current house. Ms. Chesanow commented that in Historic Districts, the location of any addition is looked at and the back of the structure is preferred; with regards to scale, lesser is better in a Historic District.

When asked about the proposed new shed that is included in this project Mr. Casso informed the Commission that the new shed will be square in shape with a hip roof to match the existing house. There will probably be white vinyl siding on the exterior. It was noted that the shed will not be visible from a public right of way.

MOTION by Jeanne Chesanow that the Certificate of Appropriateness application # 2012-003C of Claire Boiano for an addition at 96 Cornwall Avenue be approved and accepted as submitted, with the except that the spindles on the new rear porch should be turn spindles to match the front porch. Furthermore, a Public Hearing date of June 4, 2012 will be set to hear comments regarding the part of the addition that will be visible from the public right of way, which will be the west side of the porch on the addition and the entry to the porch that will have a pendant light on the exterior. **SECONDED** by Joseph Dattilo.

VOTE: In Favor – Chesanow, Dattilo and Pratt Fox
Opposed – None

The motion passed 3 – 0.

B) Application for COA - # 2012 – 004C
Temple Beth David
3 Main Street
Re: Front Door Replacement

Commissioners reviewed the Certificate of Appropriation application from Temple Beth David for the replacement of the front door at 3 Main Street. Mr. Gallagher was present on behalf of the application as the contractor for this project. Ms. Chesanow asked what the age of this portion of Temple Beth David is? Mr. Gallagher thought it was from the 1970's or 1980's, adding that it is not a historic portion of the building.

Mr. Gallagher did note that the trim work for the door is original and will be kept; the door is what is being replaced and they will be large panel doors. Mr. Gallagher stated that he does not have a picture of the original door for this building and Commissioners noted that they didn't either. Mr. Gallagher stated that the style door that is being proposed was selected because it is sympathetic to the historic period of the building and will be made from Spanish cedar. It will be a double door and the door hardware will be re-used, with the exception of the hinges. Mr. Dattilo encouraged Temple Beth David to paint the cedar to preserve it.

Chairman Pratt Fox commented that the proposed door appears to be appropriate for the timing, adding that the new door will be of a better material than the existing door. Ms. Chesanow stated that she agreed that the proposed doors will be more appropriate to the time of the building. She also questioned if a Certificate of Appropriateness was needed or could this project be exempt as ordinary maintenance / replacement? Mr. Dattilo commented that yes the applicant is replacing a wood door with a wood door but the type of wood is different and the style of the door will be changing therefore he feels it would be appropriate to have a hearing. He noted that he feels it is an appropriate proposal but it isn't an identical replacement so in an effort to stay consistent, the Certificate of Appropriateness application should continue. Mr. Dattilo thanked Mr. Gallagher for researching the appropriate door for this project and he stated that he believed this was a proper use of the materials proposed. Commissioners agreed that the public should have the chance to comment; Mr. Gallagher also agreed that they are not identical doors and that this project would require a Certificate of Appropriateness.

MOTION by Joseph Dattilo that the Certificate of Appropriateness application # 2012-004C of Temple Beth David for the replacement of the front door at 3 Main Street be accepted as submitted and a Public Hearing date of June 4, 2012 be set.
SECONDED by Jeanne Chesanow.

VOTE: In Favor – Chesanow, Dattilo and Pratt Fox
Opposed – None

The motion passed 3 – 0.

C) Chairman's Report

Chairman Pratt Fox reviewed the letter to Historic District property owners that will accompany the revised Regulations. She noted that she added a line at the end of the letter about 2 historic homes being dismantled in Cheshire. Commissioners agreed the letter looked good and should be sent out.

MOTION by Joseph Dattilo that the Historic District Commission approves the May 21, 2012 letter to Historic District property owners as submitted; **SECONDED** by Jeanne Chesanow.

VOTE: In Favor – Chesanow, Dattilo and Pratt Fox
Opposed – None

The motion passed 3 – 0.

Mr. Dattilo stated that he received a copy of a letter from Aleta Looker, which she received from Ron Dischinger of Elim Park dated May 18, 2012. Elim Park has decided that due to safety concerns the Andrews House on their property at 200 Cook Hill Road will be taken down. Commissioners agreed it would be a shame to lose this house, as it was one of the first in Cheshire. Chairman Pratt Fox stated that this is a perfect example of where a 90-day demolition delay ordinance could benefit the Town. Councilwoman Nichols stated that the Town Council Ordinance Review Committee would be meeting within the next few weeks; Commissioners are interested in starting a discussion of such an ordinance for Cheshire with a review of a very simple example of such an ordinance in a nearby community.

Chairman Pratt Fox stated that the Cheshire Interfaith Housing organization has expressed an interest in the house and she had left a message for Mr. Dischinger previously.

D) Education / Community Outreach Committee

Ms. Chesanow stated that she has not talked to Janice Yusza, Vice Chair of the Cheshire Historical Society to see where the organization stands on having a trolley tour in Cheshire next Fall. Councilwoman Nichols suggested that if sponsors are needed for the tour, perhaps a connection could be made with a few of the oldest businesses in Cheshire.

E) Rules of Procedure

Chairman Pratt Fox reviewed some of the more substantial proposed changes to the Rules of Procedure for the Historic District Commission. She explained that the draft shows the proposed changes from the Town Attorney from February and comments from Chairman Pratt Fox and Ms. Chesanow are noted in blue.

Commissioners looked over Section 4. Committees, item 1 and Mr. Sitko suggested that item 1 b should read "...speakers, re-enactments, etc. and oversee the website and draft publications with approval of the Commission." Commissioners agreed that the formation of a Finance Committee should be removed, as it was unnecessary due to the small size of the Commission.

Mr. Dattilo pointed out Section 9. Decisions, item B 5 stating that he didn't feel this should be included in the Rules of Procedure because members are on the Historic District Commission in part because of their experiences and expertise; this seems to hold the expertise and experiences against the members. Commissioners agreed this should be removed and the remaining items re-numbered in this section.

Now that the Commissioners have reviewed and commented on the latest draft of the Rules of Procedure, they will be sent back to the Town Attorney for final review and then they will be back to the Historic District Commission to act on.

F) Certified Local Government

Commissioners talked about inviting Mary Dunn to a future Historic District Commission meeting to talk about the Certified Local Government program, perhaps the June 4th or July 2nd meeting.

IX. ADJOURNMENT

MOTION by Joe Dattilo to adjourn the May 21, 2012 meeting of the Historic District Commission at 8:48 p.m.; **SECONDED** by Jeanne Chesanow.

VOTE: In Favor – Chesanow, Dattilo and Pratt Fox
Opposed – None

The motion passed 3 – 0.

Respectfully submitted:



Tracey M. Kozlowski
Recording Secretary