

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE REULAR MEETING HELD ON
TUESDAY, SEPTEMBER 4, 2012 AT 7:30 P.M.
CHESHIRE TOWN HALL – 84 SOUTH MAIN ST.
ROOM 210**

Commissioners Present:

Chairman Elizabeth Pratt Fox, Jeanne Chesanow, Joseph Dattilo, Christine Pittsley and John Torello (arrived at 7:35 p.m.)

Commissioners Absent:

None

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Joseph Bango of 171 Cornwall Avenue (departed at 8:10 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

Chairman Pratt Fox seated alternate John Torello 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 – August 14, 2012 Special Meeting

MOTION by Christine Pittsley to accept the minutes of the August 14, 2012 special meeting as submitted; **SECONDED** by Jeanne Chesanow.

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

The motion passed 4 – 0.

VII. COMMUNICATIONS

Ms. Chesanow stated that while she was at a recent CT Trust Board meeting they talked about 2 houses that are scheduled to come down. One is in the Southington Historic District next to the Southington YMCA and the second is in Wallingford next to the Town Hall and is Wallingford Town owned property. Both properties are subject to a demolition delay.

- A) Letter to Historic District Property Owners
Re: New Sign for Cornwall Avenue

Commissioners reviewed the August 28th letter to the Historic District Property Owners regarding the 4th welcoming sign to be adding to the Cornwall Avenue – Town Center Historic District.

- B) Connecticut Trust for Historic Preservation Notification
Re: Local Historic District Commission Workshops in September

Commissioners reviewed the upcoming workshop schedule from the CT Trust for Historic Preservation and discussed plans to possibly attend them.

VIII. BUSINESS

- A) Application of COA # 2012-005C
Joseph Bango
171 Cornwall Avenue
Re: Shed, Shutter Replacement & Addition of Faux Keystones

Mr. Bango of 171 Cornwall Avenue was present to speak to the Commission about his 3-part Certificate of Appropriateness application for the addition of a shed, shutter replacement and the addition of keystones above exterior windows. Mr. Bango stated that he purchased this property 7 years ago.

With regards to the proposed shed, Mr. Bango stated that he would like to have a shed added to the property and it would be located near the tree line in the back of the

property, noting that not much of the shed would be visible from a public way. Chairman Pratt Fox asked how tall the shed would be and Mr. Bango stated he wasn't sure but it was estimated to be approximately 12 feet high by Mr. Torello, with a 7 foot door. Chairman Pratt Fox stated that because it would be visible from a public right of way, a Public Hearing would be required for this part of the application.

MOTION by Elizabeth Pratt Fox that the COA application of Joseph Bango for a proposed shed is not exempt because the location is visible from a public right of way. Therefore the Historic District Commission accepts the COA application from Joseph Bango of 171 Cornwall Avenue and sets a Public Hearing date of October 1st at 7:30 p.m. **SECONDED** by Joseph Dattilo.

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

The motion passed 5 – 0.

With regard to the shutters at 171 Cornwall Avenue, Mr. Bango would like to repaint the current shutters and add shutters to the side of the house, which were originally there but had been taken down. He noted that the shutters that would be going back up on the sides of the house are the exact same size and style that you see on the front of the house. Ms. Chesanow noted that if this project is a replacement in kind, with wood shutters in the exact same style, than this project would be exempt from a Certificate of Appropriateness. Mr. Bango noted that the hardware for the shutters was still on the exterior sides of the house.

MOTION by Elizabeth Pratt Fox that the COA application of Joseph Bango for proposed replacement of shutters of the same material and style is exempt from a Certificate of Appropriateness because it is a replacement in kind and therefore does not require a Public Hearing for this project. **SECONDED** by Joseph Dattilo.

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

The motion passed 5 – 0.

With regards to the addition of keystones over the exterior of the windows at 171 Cornwall Avenue, Commissioners agreed that because this would be new to the house, it would require a Public Hearing and full Certificate of Appropriateness review. It was also agreed that keystones were probably never on this house and therefore this would be a change of appearance, even if it is period appropriate.

MOTION by Jeanne Chesanow that the COA application of Joseph Bango for the proposed addition of keystones over the exterior of windows at 171 Cornwall Avenue is not exempt because it is a change of appearance to the property. Therefore the Historic District Commission accepts the COA application from Joseph Bango of 171 Cornwall Avenue and sets a Public Hearing date of October 1st at 7:30 p.m. **SECONDED** by Joseph Dattilo.

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

The motion passed 5 – 0.

Commissioners asked Mr. Bango to please bring any catalogs related to proposed products and samples of the proposed materials to the Public Hearings and reminded him of his responsibility to notify abutting property owners of the upcoming Hearing. Mr. Dattilo also commended Mr. Bango on presented an extremely thorough, well-researched and detailed application.

Mr. Bango talked to the Commissioners about a possible future project that he knew would require a COA for a portico over the front entranceway of the house. Ms. Chesanow reminded Mr. Bango about the benefits of a pre-application review. She also noted that when a building has a lot of detail, people appreciate it but when there is not a lot of detail to a building that too, is appreciated.

Commissioners talked about whether a portico could have previously existing at 171 Cornwall Avenue. Mr. Bango commented that he thinks the house would be striking with an impressive portico in the front, similar to other Greek revival doorways from a similar time period. Mr. Dattilo commented that he could see both sides of the discussion for or against adding a portico. If the portico is done correctly with appropriate taste it could be really good but he also sees the beauty of the simplicity that currently exists. Mr. Bango noted that he is not looking to do this project right away and therefore will take some time to do some more research and possible Photo Shop examples for further review.

Mr. Bango also mentioned the driveway at 171 Cornwall Avenue. He stated that originally it was paved but it was in bad shape when he moved in 7 years ago so he had gravel put down. Mr. Bango would like to re-pave the driveway. Mr. Torello suggested to Mr. Bango that he look into paving with a lot of aggregate, which would have a nice look and will not be a shiny black. He also suggested looking into pervious paving, which is relatively new, but allows for water to pass through.

MOTION by Jeanne Chesanow to add to tonight's agenda the discussion of the brick sidewalk repair / replacement around the Town Hall and Town Center. **SECONDED** by Joseph Dattilo.

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

The motion passed 5 – 0.

Mr. Sitko informed the Commission that Mr. Noewatne of the Public Works Department contacted him on Friday regarding the Town's upcoming plans for the brick sidewalks around Town Hall. Because they are breaking and in dis-repair, the Town would like to replace the brick sidewalks before Winter. There will be a change of materials but the project will be done the same as the brick replacement project for the Main Street / Highland Avenue sidewalk project that was approved previously by this Commission.

Mr. Sitko stated that Mr. Noewatne would like to get started on this project A.S.A.P.; it would be poured concrete in the center of the sidewalk with a brick edging. It was guessed by Commissioners that the existing brick sidewalk is over 25 years old. Mr. Dattilo commented that the initial brick material was not appropriate for this type of job so it failed.

Mr. Sitko asked on behalf of Mr. Noewatne if the Town could start this project before the Historic District Commission approves the COA? Mr. Torello commented that the prep-work could be done without a COA but will need the Commissions approval for the replacement materials. Ms. Chesanow stated that it is difficult to approve a project without seeing the details of a project in a COA. Commissioners agreed that they did not want to set a precedent and that a COA application should be submitted by the Town before a decision could be rendered.

B) Chairman's Report

Chairman Pratt Fox stated that she would be attending the September 20th CT Trust workshop in Woodbury and talked about possibly having a CT Trust workshop held in Cheshire in the future.

C) Plan of Conservation and Development

Chairman Pratt Fox noted that the State Department of Historic Preservation title was corrected throughout the draft for the Plan of Conservation and Development. Commissioners agreed they would like to move ahead with submitting a map to be added to the draft. Chairman Pratt Fox, Ms. Chesanow and Ms. Pittsley have agreed to work together on the map and will meet at 6:30 pm on October 1st.

D) Education / Community Outreach Committee

Chairman Pratt Fox reminded Commissioners about the North Haven Historical Society's upcoming Trolley Tour on September 30th. She also mentioned that she has been unsuccessful in getting a response from the Cheshire Historical Society regarding setting up a meeting to start planning a similar trolley tour in Cheshire for next Fall.

E) Demolition Delay Ordinance

Ms. Chesanow talked about the updated draft Demolition Delay Ordinance for Cheshire, including the change of the notice of demolition sign to 2 feet X 3 feet. The proposed Ordinance draft will be sent to the Ordinance Review Committee by Mr. Sitko and to Town Manager Milone, along with a link to the database that has the information for other Connecticut Towns' demolition information.

F) Sign for Cornwall Avenue / Town Center Historic District

Chairman Pratt Fox noted that the 4th and final Cornwall Avenue / Town Center Historic District sign is being made and needs the location approved for installation near the Preston Terrace / Cornwall Avenue intersection.

X. ADJOURNMENT

MOTION by Jeanne Chesanow to adjourn the September 14, 2012 meeting of the Historic District Commission at 8:30 p.m.; **SECONDED** by Joseph Dattilo.

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

The motion passed 5 – 0.

Respectfully submitted:

Tracey M. Kozlowski
Recording Secretary