

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING HELD ON
MONDAY, JUNE 17, 2013 AT 7:30 P.M.
CHESHIRE TOWN HALL – 84 SOUTH MAIN ST.
ROOM 210**

Commissioners Present:

Chairman Elizabeth Pratt Fox, Jeanne Chesanow, Joseph Dattilo and Christine Pittsley

Commissioners Absent:

John Torello

Staff Present:

Jerry Sitko, Economic Development Coordinator Works

Others Present:

Seth Kaplan of RoKAP, Inc. (departed at 8:15 p.m.); Cindy and Derf Kleist of 251 Lancaster Way (departed at 8:15 p.m.)

I. CALL TO ORDER

Chairman Pratt Fox called the meeting to order at 7:35 p.m.

II. ROLL CALL

The roll was taken for the meeting.

III. SEATING OF ALTERNATES

Chairman Pratt Fox stated that there are currently no alternate Historic District Commissioners to seat for voting.

IV. DETERMINATION OF QUORUM

It was determined that a quorum was present.

V. PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

VI. PUBLIC HEARING

- A. Application for Certificate of Appropriateness - # 2013 – 006C
Kumon
15 South Main Street
Re: Signage

Chairman Pratt Fox reviewed Public Hearing rules and procedures and then opened the Public Hearing of Kumon for Signage at 15 South Main Street.

Mr. Dattilo read the public notice of this Public Hearing as it appeared in the June 6, 2013 Cheshire Herald. Mr. Sitko stated that abutting property owners were notified and written proof was submitted by the applicant. There have been no written comments submitted regarding this Certificate of Appropriateness application.

Commissioners all stated that they have seen the location where the proposed Kumon sign will go.

Ms. Chesanow stated that she received an e-mail from Maryellen Kania, Curator of the Historical Society, with a couple of pictures of 15 South Main Street, which she found in the Historical Society archives.

Mr. Kaplan of RoKap, the contractor for this proposed sign project, shared samples of the products that will be used if this proposed sign is approved as submitted such as the backer, lettering and anchors. He also noted that the corporate approved color blue for Kumon is Avery Light Blue, which he describes a vivid blue. The backer will be made of laminated aluminum faced material and the ½ inch letters will be made of acrylic and anchored to the backer, before it is anchored to the building. Mr. Dattilo estimates 12 anchors will be used to anchor this sign to the building. Mr. Kaplan added that phenoseal adhesive caulk will be used to hang the proposed sign, noting that the phenoseal is removable from the historic building and will not affect the building, if the sign is ever removed.

Ms. Chesanow asked if Kumon's corporate office dictates the colors that are used for their signs and Mr. Kaplan replied yes. He stated that initially the proposed sign had the blue background with white lettering but Kumon's corporate office specified the black lettering for the sign because the white lettering is only used if the sign is going to be lite up.

Mr. Kaplan noted that the sample letter he had at the meeting tonight was actually ¾ inch thick as compared to the ½ inch thick letters proposed for the Kumon sign. When asked about the height of the letters on the sign, Mr. Kaplan stated that the "K" in Kumon will be 10 inches tall and the other letters will be 3 ¾ inches tall.

Mr. Sitko noted that the Town Beautification Committee approved the sign design and size last week at their meeting.

PUBLIC COMMENT: Cindy Kleist of 251 Lancaster Way came forward to address the Commission about her concern for this proposal. She stated that in the TD Bank in Cheshire there is a blown up picture mural from around the 1940's, which includes this building. Ms. Kleist stated that she thinks this historic mural should help to determine how the building looks now because the signs used to be white with black lettering with an older type style. She commented that there is too much "miss-matching" and in historic districts, things should look the same, like in the old pictures. Ms. Kleist concluded by saying that it is important to keep our history front and center and not forget about it.

Derf Kleist of 251 Lancaster Way came forward to address the Commission regarding this proposal. He commented that this proposed sign is more pleasant than the Temple Beth David sign or Humiston School signs in the Historic District. Mr. Kleist also asked if there are such things as pallets for historic colors. He also asked if Kumon would be the only business in the building? Mr. Sitko replied that there has been some interest in the other leases available at 15 South Main Street. He also commented that when Maplecroft Plaza was first developed, they tried to keep all the signs uniformed, no matter what the corporate colors were, all the signs in Maplecroft Plaza were originally blue. Over time, the corporate logos have started to win out.

Ms. Chesanow noted that the Historic District Commission can not regulate colors in Connecticut, adding that there are different rules in each state.

Chairman Pratt Fox closed the Public Hearing at 7:57 p.m.

VII. REGULAR MEETING

1. APPROVAL OF MINUTES – Regular Meeting – June 3, 2013 Rules & Regulations Committee – June 3, 2013

MOTION by Jeanne Chesanow to accept the June 3, 2013 Historic District Commission Regular Meeting minutes as submitted. **SECONDED** by Elizabeth Pratt Fox.

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

The motion passed 4 – 0.

MOTION by Joseph Dattilo to accept the June 3, 2013 Historic District Commission Rules & Regulations Committee minutes as submitted. **SECONDED** by John Torello.

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

The motion passed 4 – 0.

2. COMMUNICATIONS

Mr. Sitko mentioned that he received the listing of the 46 Certified Local Government towns from Mary Dunne, Local Government Grants Coordinator, Historic Preservation and Museum Division of the Commission on Culture & Tourism.

Mr. Sitko mentioned that the Commission may see a few additional Certificate of Appropriateness Applications for business signs at 15 South Main Street. Commissioners mentioned that temporary business signs should not be kept up too long in place of permanent signs.

Mr. Sitko stated that he spoke with the Building Department regarding Mr. Jarmin's concerns for restoration work that he was doing at a house on North Brooksvale Road and was told that the Building Officials do not have a problem with the work that Mr. Jarmin has done at the house but may have commented that by restoring the windows and other items at the house, Mr. Jarmin was creating a lot of work for himself.

Ms. Chesanow stated that she looked over the 45-acre easement on the McKee property on South Brooksvale Road and found that it does not specify what can and can not be grown on the property, just that it has to be for agricultural land use. She noted that there is a wide definition of what a "meadow" is if you research it.

3. BUSINESS

- A) Application for Certificate of Appropriateness - #2013-006C
Kumon
15 South Main Street
Re: Signage

Chairman Pratt Fox asked Commissioners for their thoughts on this application for a sign at Kumon, located at 15 South Main Street.

Mr. Dattilo started by saying that he had some concerns about the reversibility of a sign at this location but he does not have a problem with the anchoring system that is proposed for this project. He noted that this Commission can not regulate colors. Mr. Dattilo added that this proposal will meet the needs of the corporation but can be reversible if the sign needs to be taken down from the Historic building.

Chairman Pratt Fox reviewed some of the more significant and applicable Sign Regulations of the Historic District Commissions. She also talked about her concerns for once the Commission starts using branding in their logo signs, you start losing a part of the Historic District. This proposed sign is subtle but who knows what's next.

Ms. Chesanow noted that some major corporations have adjusted their normal logo and sign requirements where necessary. Mr. Sitko noted that the Litchfield Historic District has logos in places throughout their District.

Chairman Pratt Fox commented that it would be nice if there were a sign plan for the building at 15 South Main Street to help coordinate the businesses.

Mr. Dattilo stated that the proposed sign does not offend him, the black lettering is fine with him and the blue for the background would be his only question.

Chairman Pratt Fox commented that she is torn, too. She would like to see a different blue used for the background but understands that corporate dictates the color choices and that this Commission can not regulate the color of things. Ms. Pittsley suggested perhaps doing a white background with the blue lettering, but added that it probably wouldn't stand out enough.

Ms. Chesanow talked about how the letters will be protruding and suggested that they could be flatter to the sign. It was suggested that vinyl lettering could be used in place of the raised lettering. Ms. Chesanow also stated that she wished the blue background was a different, lighter shade of blue.

Mr. Dattilo commented that he likes the idea of the flatter lettering but also does not have a problem with the layout presented for the application. It was noted that the sign finish would be luster.

MOTION by Joseph Dattilo that the Historic District Commission approves the Certificate of Appropriateness application from Kumon for a proposed sign as submitted, with the exception that instead of ½ inch high lettering the Kumon sign will have vinyl lettering to look like it is painted, keeping the sign dimensions as they were submitted in the application. **SECONDED** by Christine Pittsley.

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

The motion passed 4 – 0.

B) Chairman's Report

Chairman Pratt Fox shared an invitation with Commissioners to the "Beyond the New Township – Wooster Square" opening at the New Haven Museum that will be held on Friday, June 21st. The exhibit will run from June 21, 2013 until February 28, 2014.

C) Committees

1. Education / Community Outreach Committee

The Education / Community Outreach Committee will be meeting following this meeting of the Historic District Commission.

a. Plan of Conservation and Development

There was nothing new to report on the Plan of Conservation and Development for Cheshire at this time.

b. Trolley Tour

Ms. Chesanow stated that she continues to fine tune the Tour script adding that she has done 2 trial runs of the script and the timing has been good. She talked about how she has added photographs to the script of what the current locations look like of some of the highlighted historic locations along the route to help the narrator.

Chairman Pratt Fox informed the Commission that the Cheshire Historical Society was awarded a \$500 grant from the Community Foundation of Waterbury for marketing of the Trolley Tour. They also received a second grant from Partners in Preservation for the printing of items related to the Trolley Tour in the amount of \$1,066. The Historical Society is now looking for corporate funding that would be used to match the State's \$1,066. Chairman Pratt Fox noted that a printer and designer are lined up for the booklet for the Trolley Tour. The Historical Society is also working on publicity and hospitality for the Trolley Tour.

Mr. Sitko noted that the Historic District Commission does have \$100 remaining in its printing budget from the 2012-2013 Operating Budget that could be used toward a small project.

The Trolley Tour is scheduled for Sunday, September 29th 2013; there will be three 90-minute tours that day and the cost will be \$20 per person

c. Recognition of property owners

There was nothing new reported on the recognition of property owners during this meeting.

2. Regulations / Rules

a. Design Guidelines

The Regulations / Rules Committee had nothing new to report. Ms. Chesanow noted that Claire Boiano on Cornwall Avenue has awnings on her home that could be used as an example in the Design Guidelines. She added that this Commission had approved an awning replacement project a few years ago.

D) Certified Local Government

Mr. Sitko stated that he has the last of the information that he needs to complete the Certified Local Government application for Cheshire. The application will be completed and sent to Chairman Pratt Fox for review. Mr. Sitko will bring the completed Certified Local Government application to the next Historic District Commission meeting so that I can go to the Town Council for review and approval once they have completed the Capital Budget. The application will need to have the Town Council's approval before it is submitted.

VIII. ADJOURNMENT

MOTION by Joseph Dattilo to adjourn the June 17, 2013 meeting of the Historic District Commission at 8:41 p.m.; **SECONDED** by Jeanne Chesanow.

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

The motion passed 4 – 0.

Respectfully submitted:

Tracey M. Kozlowski
Recording Secretary