

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING HELD ON
MONDAY, APRIL 21, 2014 AT 7:30 P.M.
CHESHIRE TOWN HALL – 84 SOUTH MAIN ST.
ROOM 210**

Commissioners Present:

Chairman Elizabeth Pratt Fox, Jeanne Chesanow, Joseph Dattilo (arrived at 7:40 p.m.), John Torello, Elizabeth Ryducha, Alternate, Breina Schain, Alternate and James Vibert, Sr., Alternate.

Commissioners Absent:

Christine Pittsley

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

None

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 Breina Schain as an Alternate Commissioner for voting tonight with the Historic District Commission.

IV. DETERMINATION OF QUORUM

It was determined that a quorum was present.

V. PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

VI. WELCOME NEW COMMISSIONERS ELIZABETH RYDUCHA & JAMES VIBERT, SR.

Chairman Pratt Fox and fellow Commissioners welcomed Elizabeth Ryducha and James Vibert, Sr. to the Historic District Commission as new Alternate members. Everyone present gave a brief introduction of themselves to fellow members of the Historic District Commission.

VII. PUBLIC HEARING

- A. Application for Certificate of Appropriateness - # 2014 – 003C
Cheshire Goldsmith
15 South Main Street
Re: Signage

It was noted that a representative from Cheshire Goldsmith was not present tonight for the Public Hearing of Application for Certificate of Appropriateness # 2014-003C for signage at 15 South Main Street.

MOTION by John Torello to not open tonight's Historic District Commission Public Hearing for Certificate of Appropriateness - # 2014 – 003C for Cheshire Goldsmith for signage at 15 South Main Street and to re-schedule and re-post the Public Hearing for May 5, 2014. **SECONDED** by Joseph Dattilo.

Discussion: Commissioners asked Mr. Sitko to look into whether or not the revised Public Hearing date will need to be re-advertised. Commissioners also expressed concern for the additional cost for advertising a new Public Hearing after the applicant did not show for this scheduled Public Hearing.

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

The motion passed 5 – 0

VIII. REGULAR MEETING

1. APPROVAL OF MINUTES – Regular Meeting – April 7, 2014

MOTION by Jeanne Chesanow to accept the April 7, 2013 Historic District Commission Regular Meeting minutes as submitted. **SECONDED** by Breina Schain.

VOTE: In Favor – Chesanow, Pratt Fox, Torello and Schain, Alternate
Opposed – None

The motion passed 4 – 0.

2. COMMUNICATIONS

Mr. Sitko informed the Commission that Arnett Talbot of the Town Manager's Office can not re-schedule the televised meeting of the Historic District Commission to October 3rd because the Zoning Board of Appeals is scheduled to be televised that evening. They will now look at scheduling the Historic District Commission for their first meeting in November but will confirm before then.

3. BUSINESS

- A) Application for Certificate of Appropriateness - #2014-003C
Cheshire Goldsmith
15 South Main Street
Re: Signage

The Public Hearing was not held today for this application therefore discussion and a decision on Application for Certificate of Appropriateness # 2014-003C from Cheshire Goldsmith for signage has been tabled.

- B) Application for Certificate of Appropriateness #2014-004C
Jeanne & Robert Chesanow
214 Cornwall Avenue
Re: Replace damaged trim around doors, rotted stair rail & stair wall and portion of outbuilding doors

Jeanne Chesanow recused herself as member of the Historic District Commission and stated that she was present as the applicant of this Certificate of Appropriateness application for 214 Cornwall Avenue.

Ms. Chesanow of 214 Cornwall Avenue gave a brief history of her property and the adjacent 224 Cornwall Avenue, which were both built by Edward Cornwall in the 1850's as almost identical 24' x 24' very plain homes. Over the years both homes have done through additions.

With regards to her home at 214 Cornwall Ave, Ms. Chesanow explained that the main exterior doorway trim to her house is in need of repairs. She had photographs of the existing conditions and explained that the trim work is fairly simple. Ms. Chesanow's expectation is that the replaced door trim will look very similar to what is there now but may not have the tiny shelf above the door because of the effect the water runoff from that shelf seems to have the on the exterior door trim. She

also shared a photograph of what the doorway looked like approximately 25 years ago when the door trim was repaired / replaced.

Mr. Torello suggested the possible use of Eastern Cedar for a longer life to the wooden trim materials.

Mr. Dattilo suggested that all sides of the new wood trim be primed to help prolong the life of the wood. He also noted that he help to build the outbuilding at 214 Cornwall Avenue originally in 1992 and believes is made out of pine, which should last at least 20 years. When asked, Ms. Chesanow stated that Rick Sirois would be doing the proposed work described in this application. Mr. Dattilo also suggested that lead could be used as a specialized flashing above the doorway to help with the water getting behind the trim and shingles.

Chairman Pratt Fox noted that the applicant is proposing to replace wood trim with wood trim for these proposed projects. She also commented that based on the description of the work to be done and the current condition of the items being worked on at this property, it appears to be routine maintenance. Mr. Dattilo commented that he had no problem with the proposed repairs and maintenance in this application. Mr. Torello suggested that the applicant use whatever wooden material they want but added that grade # 1 is a harder wood for more durability. He also agreed with the suggestion of back priming the new wooden trim and the use of a drip edge.

Ms. Chesanow noted that the exterior stairway, built in 2002, at her home does not appear to be visible from a public right of way, to which Commissioners agreed.

MOTION by Joseph Dattilo to exempt the Certificate of Appropriateness application of Jeanne & Robert Chesanow of 214 Cornwall Avenue for the replacement of damaged trim around doors, rotted exterior stair rail & exterior stairwell and a portion of an outbuilding's doors because the work is ordinary maintenance and replacement in kind with like materials. **SECONDED** by John Torello.

VOTE: In Favor –Dattilo, Pratt Fox, Torello and Schain, Alternate
Opposed – None
Abstained - Chesanow

The motion passed 4 – 0– 1.

C) Keeler House & Stove Shop

Mr. Sitko noted that Mr. Bowman could not make this evening's meeting to update Commisisoners on the Keeler House & Stove Shop project and try to attend the May 5th Historic District Commission meeting.

D) Chairman's Report

Chairman Pratt Fox noted that Cheshire Academy has had a "Welcome" up on Academy Road for quite a while, possibly over a year, and if they are planning to keep it up, they should come to the Commission with a sign Certificate of Appropriateness application.

Chairman Pratt Fox mentioned that the possible window project at Humiston School may qualify for Historic Restoration Grant funds depending on the work they are looking to do. She believes the Town would be able to start applying for funds in July 2014.

E) Committees

1. Education / Community Outreach Committee

a. Plan of Conservation and Development

Mr. Sitko stated that he spoke with the Town Planner and will be asking if the Plan of Conservation and Development Subcommittee of the Planning & Zoning Commission will entertain a meeting with representatives of the Historic District Commission to discuss historic properties in Cheshire. It was noted that Christine Pittsley is working on a map for contribution to the Plan of Conservation and Development of Cheshire that would include areas of historic significance in Town.

b. Trolley Tour – September 28, 2014

Ms. Chesanow stated that Pat Vida of the Cheshire Historical Society has no worries about filling the 3 tours on September 28th after the tremendous response to last year's tours.

c. Recognition of Property Owners

Mr. Sitko commented that he gave Diane Calabro a list of the historic homes she requested for this project. Ms. Chesanow stated that the Committee at the Cheshire Historical Society is planning for a reception in May, during Preservation month, at the Cheshire Historical Society.

2. Regulations / Rules

a. Design Guidelines

Chairman Pratt Fox displayed some sample Design Guidelines for other local Historic District Commissions to get Commissioners opinions if they prefer sketches or photographs for use in examples. Commissioners agreed after reviewing some options that the sketches were easier to read and understand. Chairman Pratt Fox suggested that they see how many line drawings they can get into the Design Guidelines and then have the Commissioners review them again.

F) Certified Local Government

Mr. Sitko suggested that he and Chairman Pratt Fox meet with Mary Dunne soon regarding Certified Local Government matching fund grants that Cheshire can now apply for as a Certified Local Government town.

G) CT Trust Orientation Session

Chairman Pratt Fox stated that she recently spoke with Greg Farmer from the CT Trust for Historic Preservation and they are working together to have an Orientation / Training Session for Historic District Commission members across Connecticut held in Cheshire this Fall. She also suggested to the new Alternate members of the Commission that in the mean time, they could look through CT Trust's handbook for historic commission members online.

VIII. ADJOURNMENT

MOTION by Joseph Dattilo to adjourn the April 21, 2014 meeting of the Historic District Commission at 9:00 p.m.; **SECONDED** by Jeanne Chesanoww.

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

The motion passed 5 – 0.

Respectfully submitted:

Tracey M. Kozlowski
Recording Secretary