

**CHESHIRE HISTORIC DISTRICT COMMISSION
MINUTES OF THE REGULAR MEETING HELD ON
MONDAY, OCTOBER 6, 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, John Torello (arrived at 7:40 p.m.), Elizabeth Ryducha, Alternate and Breina Schain, Alternate and James Vibert, Sr., Voting Alternate

Commissioners Absent:

Christine Pittsley

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Diane Calabro, President of the Cheshire Historical Society (departed at 8:25 p.m.); David Calabro, House & Grounds Chairperson for the Cheshire Historical Society (departed at 8:25 p.m.); Harrison Dent of 47 Troutbrook Road and Boy Scout Troop 51 (departed at 8:25 p.m.); David Dent of 47 Troutbrook Road (departed at 8:25 p.m.); Paul Bowman of 387 Mount Sanford Road (arrived at 7:55p.m. and departed at 8:40 p.m.); Rich Kruczek of the First Congregational Church (departed at 7:55 p.m.); Tim Slocum, Chairman of the Cheshire Town Council (departed at 8:40 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 seated alternate Commissioner Vibert for voting tonight with the Historic District Commissioners.

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 – Public Hearing and Regular Meeting – September 2, 2014

MOTION by James Vibert to accept the September 2, 2014 minutes of the Public Hearing and Regular meeting as presented. **SECONDED** by Joseph Dattilo.

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

The motion passed 4 - 0.

VII. APPROVAL OF 2015 HDC MEETING DATES

MOTION by Joseph Dattilo to accept the 2015 Historic District Commission meeting dates as presented. **SECONDED** by Jeanne Chesanow.

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

The motion passed 4 - 0.

VIII. COMMUNICATIONS

1. Letter of September 16, 2014 from CT DECD
RE: Ball & Socket, 493 West Main Street

Commissioners reviewed the letter from the Connecticut Department of Economic and Community Development to Town Manager Milone regarding the consideration of the Ball & Socket property at 493 West Main Street for nomination to the State Register of Historic Places on October 1, 2014. Chairman Pratt Fox noted that the Ball & Socket property was approved on October 2nd and the property is now eligible for State funding options.

IX. BUSINESS

- A) Application for Certificate of Appropriateness 2014-014C
First Congregational Church
85 Church Drive
Repair and/or Replace Trim on Parsonage Building

Commissioners reviewed the Certificate of Appropriateness application from the First Congregational Church for repair and/or replacement of trim on the Parsonage

building at 85 Church Drive. Chairman Pratt Fox stated that Rich Kruczek of the First Congregational Church was present on behalf of this application. Mr. Kruczek noted that he is a Professional Engineer, by trade.

Mr. Kruczek explained that in 2004 the First Congregational Church addressed the same lead paint issues they are looking to address with this application. He explained that in 2004 the Parsonage and Community Building had vinyl siding installed. This application is to address the trim, which couldn't be addressed when the siding was installed due to budget constraints. Mr. Kruczek explained that some of the trim is just flat boards but some is detailed, historic trim. He is proposing that the flat boards be covered with aluminum / metal trim and is proposing to scrape, prime and paint the detailed, historic trim pieces. The paint used for these historic trim pieces will be the same that was used on the previously approved by the CT Trust for painting of the Church building. The paint is Benjamin Moore Regal Select and would be used along with MH Ready Patch.

Chairman Pratt Fox noted that if this application was just for the painting of the trim, it would be exempt but because of the change in material for the flat trim board pieces it is a change that requires a Public Hearing.

MOTION by Joseph Dattilo that the Historic District Commission accepts the Certificate of Appropriateness application # 2014-014C from First Congregational Church for the replacement of trim on the Parsonage building 85 Church Drive and sets a Public Hearing for Monday, October 20, 2014 at 7:30 p.m.. **SECONDED** by John Torello.

DISCUSSION: Mr. Torello noted that painting is normal maintenance and not Public Hearing is required, he asked if the applicant could be asked to reconsider painting all of the trim? Mr. Kruczek replied that the Church would like to cover the flat boards with the aluminum trim but will only be repairing / painting the detail trim. He also noted that the back window in the kitchen may need to be replaced because it is in bad shape.

Ms. Schain asked when this project will be started? Mr. Kruczek replied that it would start in the Spring. Mr. Vibert asked if when the Church encapsulates the flat board trim in aluminum, will they be eliminating the roof molding? Mr. Kruczek replied no, it will be painted. Chairman Pratt Fox asked the applicant to highlight which piece will be encapsulated and which will be painted for the Public Hearing, to which Mr. Kruczek replied would be done.

Mr. Vibert asked who the contractor would be for this project and was told Peter Webster. Mr. Vibert replied that it is nice to see examples of previous work that contractors have done.

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

The motion passed 5 - 0.

Chairman Pratt Fox encouraged Commission members to go to the property to look at the existing trim detail and familiarize themselves with the property before the Public Hearing. Mr. Sitko stated that he would provide abutting property owner information to the Church for notification of the Public Hearing.

- B) Application for Certificate of Appropriateness 2014-015C
Cheshire Historical Society
43 Church Drive
Miscellaneous work to Shed and Garden Area

Commissioners reviewed the Certificate of Appropriateness application from the Cheshire Historical Society for miscellaneous work to the shed and garden area at 43 Church Drive.

Ms. Calabro explained that Harrison Dent has approached the Cheshire Historical Society about doing some work on their property toward his Eagle Scout Project. Commissioners proposed going through each suggested project to make separate determinations as to whether a Public Hearing(s) will be needed.

Ms. Calabro explained that a security review of the property was done recently and one of the suggested items is to remove the horseshoes that are lying on the ground near the shed. Harrison Dent would like to mount the old horseshoes to a painted board and then leave it either leaning outside the shed or inside the shed in a decorative manner. There will be no text added to the board and it will not be part of a sign.

MOTION by Jeanne Chesanow that the Historic District Commission finds that the proposed mounting of existing horseshoes on the property are exempt from a Certificate of Appropriateness Public Hearing because it is minor work. **SECONDED** by John Torello.

VOTE: In Favor – Chesanow, Datillo, Pratt-Fox, Torello and Vibert, Alternate
Opposed – None

The motion passed 5 - 0.

For the next proposed project, Harrison Dent proposes the removal of some dry fit bricks in a gap of the south entryway of the shed and replace the bricks with a concrete pad extension. It was explained that this same process was done on the other doorway of the shed to eliminate a pest issue. Ms. Calabro noted that this is also a safety concern because the existing bricks are deteriorating.

Mr. Vibert noted that if concrete is poured up to the wood door trim, the wood will rot and therefore should be cut back above the concrete. It was also recommended that a threshold be used with a door sweep.

Harrison Dent noted that his uncle is a contractor who he will consult with for the projects at the Cheshire Historical Society. He also agreed to provide a letter back to the Commission regarding the final decision on the south doorway of the shed.

MOTION by Joseph Dattilo that the Historic District Commission finds the work around the south side doorway of the shed at the Cheshire Historical Society at 43 Church Drive is Exempt from a Certificate of Appropriateness because even with the change of material it is minor work. Commissioners ask that the applicant submit a letter with any revised steps of the project and pictures of the final results.
SECONDED by John Torello.

VOTE: In Favor – Chesanow, Datillo, Pratt-Fox, Torello and Vibert, Alternate
Opposed – None

The motion passed 5 - 0.

The third proposed project is to replace a broken windowpane of a window on the south side of the shed as well as the black molding on the shed windows. The moldings will be scrapped and repainted and re-glazing will be done where needed.

MOTION by Joseph Dattilo that the Historic District Commission finds the windowpane replacement and work on the window moldings on the shed at the Cheshire Historical Society at 43 Church Drive is Exempt from a Certificate of Appropriateness because it is ordinary maintenance. Commissioners did note their preference that historic glass be used to replace the windowpane if possible.
SECONDED by Jeanne Chesanow.

VOTE: In Favor – Chesanow, Datillo, Pratt-Fox, Torello and Vibert, Alternate
Opposed – None

The motion passed 5 - 0.

Harrison Dent stated that the fourth proposed project is to hinge a section of the existing fence around the garden area of the property to enable access between the Historical Society main building, back entrance and the shed and apartment area. He is also proposing adding a small pathway with paving stones that are already on the property, to reduce debris tracked into the main building. Harrison noted that a section of the existing fence would be removed and hinges, possibly with a wheel to help move the fence section. It was noted that this gate would only be used on occasion. Mr. Torello suggested that perhaps a double gate opening could be created so that each section is smaller and easier to move; perhaps (2) three foot sections vs. (1) six foot section. It was noted that the existing fence is made out of wood and is approximately 15-20 years old.

MOTION by John Torello that the Historic District Commission finds the proposal to add a gate to the existing fence around the garden and to create a pathway through

the garden with existing pavers on the property at the Cheshire Historical Society at 43 Church Drive is Exempt from a Certificate of Appropriateness because it is minor work. Commissioners agree that the location and size of the gate(s) are up to the applicant to decide. **SECONDED** by Joseph Dattilo.

VOTE: In Favor – Chesanow, Datillo, Pratt-Fox, Torello and Vibert, Alternate
Opposed – None

The motion passed 5 - 0.

Harrison Dent explained the final proposed project he has for the Cheshire Historical Society as part of his Eagle Scout candidacy. He would like to remove wood chips and add decorative stone near the shed to help with drainage and to keep moisture away from the shed. Harrison would also like to add a memorial bench for a significant figure in Cheshire's History.

Mr. Dattilo and Mr. Torello both commented that the removal of the wood chips and addition of stones would improve drainage near the shed and protect the structure of the shed better. It was also suggested that if fabric is put down before the stone to help prevent weeds.

MOTION by John Torello that the Historic District Commission finds the removal of woodchips and addition of stone around the shed at the Cheshire Historical Society at 43 Church Drive is Exempt from a Certificate of Appropriateness because it is ordinary maintenance and will have a positive effect on the shed structure. **SECONDED** by Joseph Dattilo.

VOTE: In Favor – Chesanow, Datillo, Pratt-Fox, Torello and Vibert, Alternate
Opposed – None

The motion passed 5 - 0.

C) Plans for George Keeler Stove Shop

Mr. Bowman, owner of the former Keeler properties on South Main Street was present to talk with the Commission regarding modification to the plans for the new Keeler Stove Shop. He stated that he started considering building the 2nd building on the property and had a code review done on the plans, which turned up several items that he will not be able to get exemptions for that he would like to review tonight. Mr. Bowman distributed copies of the original plans that this Commission had approved. He also showed the proposed new design plans, which show a new roofline on the connector piece between the existing and new building, which is due to the need for a second means of egress for the existing building. Also the chimney that was originally planned for the new building has been removed; it was noted that there was not a chimney on the original Keeler Stove Shop. Mr. Bowman also noted that the connector building will still be recessed in front.

Mr. Bowman explained that the rear elevation on the East side of the property now shows the higher elevation of the connector and make a more natural look to the building. Commissioners agreed that the adjustment to the rear roofline gives the proposed new building a natural look.

Mr. Bowman stated that if the Historic District Commission likes what is being presented he will be move on to working plans as the next step in the building process.

Mr. Sitko read through the Historic District Commission Regulations Section 3.8 "Applications of Certificate of Appropriateness Changes in Plans" for Commissioners, which stated that the Commission can approve minor changes without the need for another Public Hearing.

Chairman Pratt Fox asked if the Commissioners felt these changes were significant changes to the proposed project? Mr. Torello replied no, the design is to replace a historic building and believes the scale and design remain consistent with what was previously there. Ms. Schain commented that she agrees that it looks like a historic building.

MOTION by John Torello that the Historic District Commission finds the modifications presented tonight by Paul Bowman for the Keeler Stove Shop located at 166 South Main Street are Exempt from a Certificate of Appropriateness Public Hearing because the proposed changes are not substantially different from the original Certificate of Appropriateness approval of this project. **SECONDED** by Jeanne Chesanow.

VOTE: In Favor – Chesanow, Datillo, Pratt-Fox, Torello and Vibert, Alternate
Opposed – None

The motion passed 5 - 0.

D) Committees

1. Education / Community Outreach Committee
 - a. Plan of Conservation and Development

Ms. Chesanow, Mr. Sitko and Chairman Pratt Fox met with the Town Planner regarding the Plan of Conservation and Development to review suggestions to include a historic element to the Plan for Cheshire. His suggestions have be incorporated into a final draft of a Plan of Conservation and Development submission from the Historic District Commission and was distributed to Commissioners tonight for their review. Chairman Pratt Fox commended Ms. Chesanow for great job she did putting it together and suggested it be sent to the Chair of the Planning Committee. It was noted that the maps with historic designations was not being sent over with the write up at this time.

MOTION by John Torello that the Historic District Commission approves the Plan of Conservation and Development write up regarding the historic elements of Cheshire as presented today and recommends that it be sent to the Planning & Zoning Commission Chairman with a letter of explanation. **SECONDED** by Joseph Dattilo.

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

The motion passed 5 - 0.

2. Regulations / Rules

a. Design Guidelines

Chairman Pratt Fox stated that she is still working on the Design Guidelines to insert picture examples, she is up to “R”.

E) Chairman’s Report

Chairman Pratt Fox reminded Commissioners that before the next Historic District Commission meeting the CT Trust will be holding a basic commissioner training session for Historic District Commissioners from across the State starting at 5:30 p.m. in Town Council Chambers. A light dinner will be served. She encouraged all available members to attend.

MOTION by Jeanne Chesanow to add item “F) New Business” to this agenda of the Historic District Commission. **SECONDED** by Joseph Dattilo.

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

The motion passed 5 - 0.

NEW F) NEW BUSINESS

Ms. Schain suggested that the Commission provide some input to the plans for the Ball & Socket Arts project, noting that it recently received Planning & Zoning Commission approval and the sale of the land has just gone through. Chairman Pratt Fox noted that even though the Ball & Socket property just received appointment to the State’s list of Historic Places, the property is not within a Historic District and therefore this Commission can only provide input if approached by the property

owners. Members of the Commission are only allowed to comment on this project as members of the community, not as a representative of the Historic District Commission.

Ms. Schain mentioned that she was at the recent Art Show at Bovano's where she talked to Mr. Flood, the property owners of Bovano's on South Main Street. She stated that Mr. Flood would welcome the opportunity to talk to with a member of the Historic District Commission for suggestions and future possibilities of his property, which Mr. Sitko noted is an existing non-conformity. Ms. Schain asked if Mr. Dattilo or Mr. Torello would be available to talk with Mr. Flood and provided Mr. Flood's contact information.

VIII. ADJOURNMENT

MOTION by Joseph Dattilo to adjourn the October 6, 2014 meeting of the Historic District Commission at 8:55 p.m.; **SECONDED** by James Vibert.

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

The motion passed 5 - 0.

Respectfully submitted:

Tracey M. Kozlowski
Recording Secretary