

**CHESHIRE HISTORIC DISTRICT COMMISSION  
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING HELD ON  
MONDAY, JUNE 1, 2015 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, Breina Schain, Alternate and James Vibert, Sr., Alternate

Commissioners Absent:

Christine Pittsley and Elizabeth Ryducha, Alternate

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Robert Lewis of 195 Cornwall Avenue (arrived at 7:40 p.m. and departed at 8:12 p.m.); Chris George of Renewal by Anderson (departed at 8:12 p.m.); Miranda Duraku and Clark Ellis of 15 South Main Street (departed at 8:21 p.m.)

**I. CALL TO ORDER**

Chairman Pratt Fox called the meeting to order at 7:37 p.m.

**II. ROLL CALL**

The roll was taken for the meeting.

**III. SEATING OF ALTERNATES**

Chairman Pratt Fox did not seat any Alternate members 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. PUBLIC HEARING**

- A. Application for Certificate of Appropriateness - # 2015 – 003C  
Robert and Maryann Lewis  
195 Cornwall Avenue  
Re: Window Replacement

Ms. Chesanow stated that she would be recusing herself from this application because she is an abutting property owner and she then left the meeting room at 7:41 p.m.

Mr. Dattilo read the public notice for this Public Hearing as it appeared in the Cheshire Herald on May 21, 2015 and Mr. Sitko stated that notarized, written proof that the 4 abutting property owners were notified had been received by the Planning Department; there were no written comments submitted on behalf of this application.

Chairman Pratt Fox reviewed Public Hearing rules and procedures and then opened the Public Hearing of Robert and Maryann Lewis for window replacement at 195 Cornwall Avenue. Mr. Lewis was present at this Public Hearing along with his contractor, Chris George of Renewal by Anderson.

Mr. George stated that he attended a pre-application meeting with Mr. Lewis, Mr. Sitko and Ms. Chesanow prior to submitting this application. Based on that meeting, this new application has been prepared. Mr. George apologized that a sample window was not available for this Public Hearing but submitted written documentation on the proposed windows from the Eagle Window website for Talon Retro-Fit Double Hung windows.

Mr. George explained that the 5 proposed windows to be replaced will now be extruded aluminum clad windows with wood, double hung windows, if the Commission approves this application.

Mr. Torello asked for the historic of this project to be reviewed and Mr. Dattilo reviewed the steps that have occurred since November 2014, when it was discovered that windows at 195 Cornwall Avenue had been replaced without Historic District Commission or Building Department approval. When Mr. Dattilo was done giving the review, Mr. Lewis agreed that it was an accurate rendition of the events leading up to this meeting.

Chairman Pratt Fox explained that a lot of time and effort has been made to really make it work between this Commission and the property owner without taking legal action after the other windows in the house had previously been replaced without coming to the Commission, first.

Mr. Lewis asked if he were to replace the vinyl windows that currently exist in the house, in the future, would he be able to use the Renewal by Anderson window product, to keep the look in line with the other windows? Chairman Pratt Fox replied that the Commission is not reviewing those windows now but another pre-application review can be done in the future if the property owner wants to replace any other windows.

Mr. George noted that if this application is approved, the 5 windows in the original section of the house will be removed and replaced with the newly proposed Eagle Window product.

Chairman Pratt Fox proposed closing this Public Hearing at 7:58 p.m.

**MOTION** by Joseph Dattilo to close the Historic District Commission's Certificate of Appropriateness #2015-003C Public Hearing for Robert and Maryann Lewis' application for window replacement at 195 Cornwall Avenue; **SECONDED** by John Torello.

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

The motion passed 3 – 0.

## **VIII. REGULAR MEETING**

### **1. APPROVAL OF MINUTES – Regular Meeting – May 18, 2015**

**MOTION** by Joseph Dattilo to accept the May 18, 2015 Historic District Commission Regular Meeting minutes as submitted. **SECONDED** by John Torello.

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

The motion passed 3 – 0.

### **2. COMMUNICATIONS**

Mr. Sitko read a letter the Historic District Commission received from the Town Council Chairman Slocum inviting Commission members to the June 9<sup>th</sup> Town Council meeting to a talk for about 10-15 minutes about current and future activities. Chairman Pratt Fox and Ms. Schain both stated they were available to attend the meeting.

A) Letter from State Representative Lezlye Zupkus to Chairperson Pratt Fox

Commissioners reviewed the letter from Representative Zupkus.

B) Waterbury Republican American article Re: preservation awards

Commissioners reviewed the newspaper article on the preservation awards.

### 3. BUSINESS

- A) Application for Certificate of Appropriateness - #2015-003C  
Robert and Maryann Lewis  
195 Cornwall Avenue  
Re: Window Replacement

Commissioners reviewed application # 2015-003C from Robert and Maryann Lewis at 195 Cornwall Avenue for window replacement. Chairman Pratt Fox reminded Commissioners that only voting members could participate in this discussion.

Chairman Pratt Fox asked Mr. Dattilo and Mr. Torello if they were comfortable with these proposed windows that are proposed for replacement in this project? Mr. Dattilo replied that the proposed windows are similar to what has been approved in the past and he consulted with Greg Farmer, of the Connecticut Trust for Historic Preservation, who told him that these windows have been approved and used in other Historic Districts. Mr. Dattilo stated his preference for true divided light and profile. He added that in an ideal world, the original windows would have been restored but they are not available. Mr. Dattilo would like the new windows to have a 5/8-inch mutton with 5/8 inch in between to be the closest to true divided light. With regards to the glass, he would be fine with anything other than tinted glass.

Mr. Torello added that he agreed, under these circumstances it is a hardship for the replacement windows to be exact but if the applicant could get them to look as close as possible, that would be the best outcome. He noted that the appearance factor is important if historic can not be preserved.

**MOTION** by Joseph Dattilo that the Historic District Commission approves the Certificate of Appropriateness application # 2015-03C from Robert and Maryann Lewis for window replacement at 195 Cornwall Avenue with the following conditions: the 5 windows to be replaced will have clear glass, modern divided light with colonial profile style molding that is 5/8 inch interior, 5/8 inch exterior and 5/8 inch divider to match the historic profile of the late 1800's period with spacers in between the glass. The color and hardware of the windows are up to the applicant but should be 6 over 6 windows. For the jam liner option, the Historic District Commission would prefer to see wood used instead of a synthetic material. All building permits must be taken out for the windows previously removed and replaced as well as these windows, as required by the Building Office. **SECONDED** by John Torello.

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

The motion passed 3 – 0.

Ms. Chesanow returned to the meeting at 8:13 p.m.

- B) Application for Certificate of Appropriateness - #2015-004C  
Miranda Duraku  
15 South Main Street  
Re: Signage

Commissioners reviewed the application from Miranda Duraku for signage at 15 South Main Street. Ms. Duraku was present on behalf of this application as well as her friend, Clark Ellis. It was noted that the new sign is already installed at 15 South Main Street. The original sign, which was located in a window on the second floor of 15 South Main Street has now been moved to a first floor window in Ms. Duraku's new space in the building. This sign in the window is "grandfathered" in the Historic District because it existed before the Historic District was created, per Chairman Pratt Fox. The new sign on the exterior of the building does require a Certificate of Appropriateness.

When asked about the material of the new exterior sign, Ms. Duraku stated that it was metal and Mr. Ellis added that the metal is covered with a vinyl wrap for the sign. The sign is mounted into plywood using screws.

Mr. Torello commented that the sign is easily readable and has nice graphics. Ms. Chesanow commented that the new sign style is similar to the existing two signs on the exterior of 15 South Main Street. Chairman Pratt Fox noted that the flatness of the painted sign seems to be fitting for the building.

**MOTION** by Joseph Dattilo to accept Certificate of Appropriateness application #2015-004C of Miranda Duraku for signage at 15 South Main Street and set a Public Hearing for Monday, July 6, 2015 at 7:30 p.m. because the proposed sign is a change in materials. **SECONDED** by John Torello.

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

The motion passed 4 – 0.

C) Committees

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

Ms. Chesanow stated that she did not have anything new to report on the status of the Plan of Conservation and Development.

Mr. Sitko informed the Commissioners that the Town Planner has asked for an extension of time for the submission of the Plan as the Planning & Zoning Commission works through revising the Plan of Conservation and Development.

b. Preservation Awards

Mr. Vibert commented that the Preservation Award by the Cheshire Historical Society went well and the award sign looks great. Chairman Pratt Fox stated that she would like to meet with Diane Calabro, of the Cheshire Historical Society to review plans for next year's Preservation Award program to make sure any potential conflict of interest is avoided.

2. Regulations / Rules

a. Design Guidelines

Chairman Pratt Fox stated that there was no update on the Design Guidelines at this time.

3. Signage for South Brooksvale Historic District

A package is being prepared to be sent to Town Council Chairman Slocum to ask for permission to apply for a grant from the Julia Humiston Fund to help with the cost of the South Brooksvale Historic District signage.

D) Chairman's Report

Chairman Pratt Fox asked what the decision was at Town Hall regarding the piping on the rear exterior of the building, which was brought up a few meetings ago by the Town Public Works Department? Mr. Sitko stated that he is not sure and would check with the Public Works Department for an update.

## VIII. ADJOURNMENT

**MOTION** by Jeanne Chesanow to adjourn the June 1, 2015 Regular Meeting of the Historic District Commission at 8:28 p.m.; **SECONDED** by Joseph Dattilo.

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

The motion passed 4 – 0.

Respectfully submitted:

Tracey M. Kozlowski  
Recording Secretary