

**CHESHIRE HISTORIC DISTRICT COMMISSION  
MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING HELD ON  
MONDAY, JULY 6, 2015 AT 7:30 P.M.  
CHESHIRE TOWN HALL – 84 SOUTH MAIN ST.  
ROOM 210**

Commissioners Present:

Chairman Elizabeth Pratt Fox, Christine Pittsley, John Torello (arrived at 7:36 p.m.), Breina Schain, Voting Alternate and James Vibert, Sr., Alternate

Commissioners Absent:

Jeanne Chesanow, Joseph Dattilo, and Elizabeth Ryducha, Alternate

Staff Present:

Jerry Sitko, Economic Development Coordinator

Others Present:

Miranda Duraku and Clark Ellis of 15 South Main Street (departed at 7:45 p.m.); Larry Pivrotto of 184 Towpath Lane for First Congregational Church; Owen Waggoner of 637 Ashley Court for St. Peter's Church

**I. CALL TO ORDER**

Chairman Pratt Fox called the meeting to order at 7:31 p.m.

**II. ROLL CALL**

The roll was taken for the meeting.

**III. SEATING OF ALTERNATES**

Chairman Pratt Fox seated Alternate member, Breina Schain, 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 – 004C  
Miranda Duraku  
15 South Main Street  
Re: Signage

Mr. Sitko read the public notice for this Public Hearing as it appeared in the Cheshire Herald on June 25, 2015 and he stated that notarized, written proof that the abutting property owners were notified has 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 Miranda Duraku for signage at 15 South Main Street. Ms. Duraku and Clark Ellis were present at this Public Hearing on behalf of this application.

Ms. Duraku asked if she wanted to add a sign for her business on the Church Drive side of the building at 15 South Main Street, would she have to go through this process again? Mr. Sitko stated that Ms. Duraku would have to start with Planning & Zoning for an additional sign for her business. Chairman Pratt Fox stated that for tonight, the Commission would be just reviewing the existing sign for Miranda's Tailor Shop.

Ms. Schain asked if the business sign is still up in the window of the second floor of 15 South Main Street? Mr. Ellis replied that the sign, which is a decal, is still in the upstairs window but the business has moved down to the first floor. Ms. Schain commented that the sign is very nicely designed and appropriate for the building. Chairman Pratt Fox commented that Miranda's Tailor Shop sign is a nice balance to the Bann Thai restaurant sign on the building.

Chairman Pratt Fox proposed closing this Public Hearing at 7:40 p.m.

**MOTION** by Breina Schain to close the Historic District Commission's Certificate of Appropriateness #2015-004C Public Hearing for Miranda Duraku's application for signage at 15 South Main Street; **SECONDED** by Christine Pittsley.

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

The motion passed 4 – 0.

## VIII. REGULAR MEETING

1. **APPROVAL OF MINUTES – Regular Meeting – June 1, 2015**

**MOTION** by Christine Pittsley to accept the June 1, 2015 Historic District Commission Regular Meeting minutes with the following changes: page 2, sixth paragraph, first sentence should read, "Mr. Torello asked for the history of this property..."; page 2, seventh paragraph, last sentence should read, "...without coming to the Commission first." **SECONDED** by John Torello.

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

The motion passed 4 – 0.

## 2. COMMUNICATIONS

- A) June 8, 2015 letter from First Congregational Church  
Re: Projects planned for the Summer

Commissioners reviewed the letter from Ed Albrecht, Co-Chair Trustee of the First Congregational Church, noting that the work described in this letter is for general maintenance projects.

## 3. BUSINESS

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

Commissioners reviewed application # 2015-004C from Miranda Duraku at 15 South Main Street for signage. Chairman Pratt Fox reminded Commissioners that only voting members could participate in this discussion at this point.

**MOTION** by Christine Pittsley that the Historic District Commission approves the Certificate of Appropriateness application # 2015-004C from Miranda Duraku for signage at 15 South Main Street as submitted. **SECONDED** by Breina Schain.

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

The motion passed 4 – 0.

- B) Application for Certificate of Appropriateness - #2015-005C  
St. Peter's Church  
59 Main Street  
Re: Brick Joint Repair and Replacement of Front Door

Commissioners reviewed the application from St. Peter's Church at 59 Main Street. Mr. Waggoner was present on behalf of this application.

Mr. Waggoner explained that St. Peter's Church would like to re-point 100% of the bricks on the old portion of the church. This would not include the bell tower, the education section of the property or the parish house. Every joint will be cut out a minimum of ½" and re-pointed. Mr. Waggoner noted that there will not be a problem with mismatched mortar because they are doing this to all of the joints. Any damaged bricks will be replaced with the closest possible match to the 1840's bricks that were used originally for the church.

Commissioners talked about the differences between the older bricks and the newer bricks, noting that the older bricks are softer than the newer bricks.

Chairman Pratt Fox had a copy of Greg Farmer's 2010 report on St. Peter's Church where he suggested using a sand & lime mixture instead of N mortar for repairs to the building. A copy of this report was shared with Mr. Waggoner. Chairman Pratt Fox noted that a sand & lime mortar may have been used on the bell tower a few years ago when the repairs were made. Mr. Waggoner noted that St. Peter's Church planned to use the same vendor that did the work on the bell tower for this work on the church. Chairman Pratt Fox suggested that St. Peter's Church look into what is the best mortar choice for the old bricks on the church.

Mr. Pivrotto of 184 Towpath Lane noted that the National Park Service has information online on bricks that might be useful to St. Peter's Church.

Mr. Torello commented that if the applicant agrees to the condition, then the Commission can approve this portion of the project at St. Peter's Church as ordinary maintenance.

**MOTION** by Breina Schain that the Historic District Commission finds that the brick work described in Certificate of Appropriateness application #2015-005C of St. Peter's Church for brick joint repair at 59 Main Street is Exempt from a Certificate of Appropriateness as it is ordinary maintenance. The Historic District Commission would prefer that a sand & lime mortar be used to protect the historic bricks on the church building. **SECONDED** by Christine Pittsley.

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

The motion passed 4 – 0.

With regards to the door replacement proposed in this application, Mr. Waggoner stated that the side door of St. Peter's Church was replaced approximately 15 years ago. The church would like to now replace the front doors of the church using the same contractor. The new door would be mahogany and be very similar in design to the existing front doors. The door jams and casing would also be replaced as part of the door replacement project.

Chairman Pratt Fox noted that a Public Hearing would be required for this portion only of the Certificate of Appropriateness application.

**MOTION** by Christine Pittsley that the Historic District Commission accepts the Certificate of Appropriateness application #2015-005C of St. Peter's Church for the front door replacement at 59 Main Street and sets a Public Hearing for Monday or Tuesday, August 3 or 4th, 2015 at 7:30 p.m. based on the availability of Commission members next month. **SECONDED** by John Torello.

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

The motion passed 4 – 0.

- C) Application for Certificate of Appropriateness - #2015-006C  
First Congregational Church  
85 Church Drive  
Re: Remove and Rebuild 1st Chimney and Repoint 2<sup>nd</sup> Chimney. Re-roof building with shingles that match the church.

Ms. Pittsley stated that she would be recusing herself from this application from the First Congregational Church.

Commissioners reviewed the application from First Congregational Church at 85 Church Drive. Mr. Pivrotto was present on behalf of this application. He explained that the First Congregation Church would like to take down chimney #1, closest to Route 10, and clean the bricks then re-install them as chimney # 1. Any damaged bricks will be replaced with as close to a match as possible to the original bricks and will be placed to the back of the re-built chimney. Chimney # 2 at 85 Church Drive will be re-pointed as needed. New lead flashing will be installed to replace the existing aluminum flashing along the roof. Once the chimney work is completed, the roof will be stripped and re-shingled with the same shingles that were recently used on the First Congregational Church property.

Chairman Pratt Fox stated that she visited the property and used her binoculars to see the condition of the chimneys and roof at 85 Church Drive. She agrees that chimney # 1 is ready to collapse on itself and a take down to the roofline and replacement with the same bricks would be ideal. Mr. Torello noted that the variation of the existing bricks will make it easier to match for any replacement bricks that may be needed.

**MOTION** by Breina Schain that the Historic District Commission finds that the work described in Certificate of Appropriateness application #2015-006C from First Congregational Church for the removal and rebuild of the 1<sup>st</sup> chimney; re-pointing of the 2<sup>nd</sup> chimney; re-roofing with shingles to match the church for all work to be done at 85 Church Drive is Exempt from a Certificate of Appropriateness as it is ordinary maintenance. **SECONDED** by John Torello.

VOTE: In Favor – Pratt Fox, Schain and Torello

Opposed – None  
Abstained - Pittsley

The motion passed 3 – 0 – 1.

- D) Application for Certificate of Appropriateness - #2015-007C  
Town of Cheshire Public Works  
43 Church Drive  
Re: Emergency work done. Replaced roof shingles, gutters and dormer siding to repair leaking.

Commissioners reviewed the application from the Town of Cheshire's Public Works Department for emergency repair work that was done at 43 Church Drive, Cheshire Historical Society.

Mr. Sitko stated that Public Works Director, George Noewatne, notified him of the emergency repairs that were needed at the Cheshire Historical Society at 43 Church Drive due to active leaking in the building. Mr. Sitko reviewed the work that was done as it was described in Certificate of Appropriateness application # 2015-007C.

**MOTION** by Christine Pittsley to accept and approve Certificate of Appropriateness application #2015-007C from the Town of Cheshire Public Works Department for emergency work that was done to replace roof shingles, gutters and dormer siding to repair leaking at 43 Church Drive. **SECONDED** by John Torello.

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

The motion passed 4 – 0.

- E) Application for Certificate of Appropriateness - #2015-008C  
Town of Cheshire Public Works  
84 South Main Street  
Re: Rebuild exterior steps of old town hall building, powder coat railing and repoint brick on west side of building.

Commissioners reviewed the application from the Town of Cheshire's Public Works Department for rebuilding exterior steps of the old town hall building, powder coating the railing and repointing the bricks on the west side of the town hall building at 84 South Main Street.

Mr. Sitko stated that the bluestone steps are in very bad shape and reviewed the application with Commissioners for the proposed work at town hall.

Chairman Pratt Fox stated that she would like to get more information about the repointing of the west side building bricks of town hall.

**MOTION** by John Torello to accept Certificate of Appropriateness application #2015-008C of Town of Cheshire Public Works and finds that the rebuilding of exterior steps of the old town hall building and power coating of the railing at 84 South Main Street is general maintenance and is Exempt from a Certificate of Appropriateness. Commissioners suggest that Public Works research the condition of the stair structure and how to avoid re-occurrence of the deterioration of the steps. **SECONDED** by Christine Pittsley.

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

The motion passed 4 – 0.

Commissioners agreed that they would need more information on the portion of the project to repoint the bricks on the west side of town hall before a decision can be made on how to proceed.

**MOTION** by John Torello to add a new item to this meeting’s agenda for the Historic District Commission with the subject of “South Brooksvale Sign Certificate of Appropriateness”.  
Seconded by Christine Pittsley.

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

The motion passed 4 – 0.

\***NEW** Application for Certificate of Appropriateness - #2015-009C  
Town of Cheshire  
84 South Main Street  
Re: signage in South Brooksvale Historic District

Chairman Pratt Fox explained that this Certificate of Appropriateness will require a Public Hearing so that the Commission can review and decide on the placement and signage for the South Brooksvale Historic District. She noted that there is an August 10<sup>th</sup> deadline for a grant application to help pay for the District signs, which is the reason this application is being added to this agenda.

**MOTION** by Christine Pittsley that the Historic District Commission accepts the Certificate of Appropriateness application #2015-009C of the Town of Cheshire for signage in the South Brooksvale Historic District and sets a Public Hearing for Monday or Tuesday, August 3 or 4th, 2015 at 7:30 p.m. based on the availability of Commission members next month. **SECONDED** by John Torello.

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

The motion passed 4 – 0.

F) Committees

Mr. Sitko noted that a Public Hearing might be held on July 27<sup>th</sup> by the Planning & Zoning Commission to review and comment on the Plan of Conservation and Development for Cheshire. Chairman Pratt Fox asked to have the most recent draft of the Plan sent to Commissioners for their review before the Public Hearing. Ms. Pittsley noted that as part of her work in creating maps marking areas that are historically significant in Cheshire for the Plan of Conservation and Development, the Town of Cheshire now has both Historic Districts of Cheshire on the Town GIS maps.

1. Education / Community Outreach

a. Trolley Tour

The next Trolley Tour is scheduled for Sunday, October 4<sup>th</sup> and tickets are on sale for \$25 per person. This year's tour will be of the South Brooksvale Historic District with a stop at Jean McKee's property.

G) Signage for South Brooksvale Historic District

Chairman Pratt Fox informed the Commissioners that the Cheshire Historical Society has donated \$800 toward the South Brooksvale Historic District signage and the Julia Humiston Fund has committed to a \$1500 donation. The Town is in the process of applying to the State for a Certified Local Government grant in the amount of \$3,035 for the balance of the signs and installation. The CLG grant application will be on the July 14<sup>th</sup> Town Council's agenda for their approval for submission.

H) Chairman's Report

Chairman Pratt Fox stated that she attended the State Historic Preservation workshop on June 26th on State Historic Registry properties. She would like to work with private property owners to get more properties in Cheshire on the State Registry, especially if funding is to become available.

Chairman Pratt Fox spoke to the Commission about the group, Cheshire Committee for the John Frederick Kensett 200<sup>th</sup> Birthday Celebration. She stated that famed artist John Frederick Kensett was born in Cheshire 199 years ago and the group is working to mark the 200<sup>th</sup> anniversary of Kensett's birth next year. Chairman Pratt Fox talked about having a replica doll made of John Frederick Kensett so that photos can be taken and posted on a Facebook page of him all over Cheshire.

**VIII. ADJOURNMENT**

**MOTION** by John Torello to adjourn the July 6, 2015 Regular Meeting of the Historic District Commission at 8:56 p.m.; **SECONDED** by Christine Pittsley.

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

The motion passed 4 – 0.

Respectfully submitted:

Tracey M. Kozlowski  
Recording Secretary