

From: Lois Laczko February 6, 2012 10:23:58 AM  
Subject: Historic District Commission Minutes 01/05/2012 ADOPTED  
To: SimsburyCT\_HistComm  
Cc:

HISTORIC DISTRICT COMMISSION MINUTES  
JANUARY 5, 2012  
REGULAR MEETING

I. ROLL CALL

Commission members present were HRH Chairman Ken Feder, Diane Mead, Mark Lubetkin and David Freitas. Chairman Feder called the meeting to order at 7:35 p.m. Also in attendance were Lynn Charest, Zoning Enforcement Officer, Janis Prifti, Commission Clerk, and other interested parties.

II. APPOINTMENT OF ALTERNATES

Commissioner Lubetkin was appointed to serve as an alternate for Betty Woollacott.

III. PUBLIC HEARING(s), DISCUSSION AND POSSIBLE VOTE

11-05 Application of James and Nancy Brown, Owners, for a Certificate of Appropriateness for the replacement of their front door and to add new molding around the door on the property located at 34 East Weatogue Street

Commissioner Mead read the Legal Notice into the record and made a motion to consider the Application. Commissioner Lubetkin seconded the motion.

Jim Brown provided two photos of the home presently and stated they would like to change the front door to be more energy efficient, as the current door has cracks and allows air to blow through. He proposes changing to a foam insulated fiberglass door painted red with a storm door painted red and to replace the trim. He provided a sample of similar style trim with side pilasters, peaked pediment over the front with shallower 45 degree pitch than the sample and about 10-12 inches below the window. He stated the current door molding does not appear to be original and the replacement molding is in keeping with the house's era; he does not know exactly when the house was built. His primary concern is energy efficiency and to make it look both new and old.

The Commissioners discussed putting plastic on an 1800's house. Commissioner Freitas said it is not like vinyl siding and looks like wood; Commissioner Mead stated it should not be onerous to be in the Historic District and homeowners should have enough flexibility encouraging their desire to appropriately maintain the neighborhood. Chairman Feder noted that vinyl clad has previously been approved, including windows, so a new precedent is not being set. Commissioner Lubetkin stated if it looks appropriate and better structurally it should be approved, but there may be other products coming out that other Commission members may have an issue with; for example, his 50-year old cedar shake shingles need painting and he is weighing whether they be replaced with cedar shakes or a new material. Chairman Feder agreed the Commission should be careful in its consideration.

Commissioner Mead made a motion to approve the Application. Commissioner Freitas seconded the motion, and it was passed unanimously.

Mr. Brown stated the company making the door is called Trim Solutions and uses Azak material; they mill and duplicate anything within reason. He said they do not provide a written warranty and the material can be painted and all the edges are finished. He said there are a number of companies doing this.

#### IV. APPROVAL OF MINUTES of December 1, 2011

Commissioner Lubetkin made a motion to approve the December 1, 2011, minutes as written. Commissioner Freitas seconded the motion, and it was passed unanimously.

#### V. DISCUSSION ITEMS

##### a. SCLG Grant Update

Lynn Charest congratulated the Commission on the receipt of a \$30,000 grant for East Weatogue. She is waiting for the contract and then will get it through the Board of Selectmen and to determine whether it is necessary to re-bid. Commissioner Lubetkin stated regarding re-bidding, there are qualifying reasons to maintain a consistency that may override the typical requirement. Regarding affirmative action, Ms. Charest believes it would not apply for this amount of grant. Chairman Feder stated the Board was extremely pleased with Lucas's work and would like him to continue on the project; Commissioner Lubetkin noted Lucas put together a priority list with three options to select from; the Ensign Bickford property has already been completed. Chairman Feder noted the need to keep everyone informed.

#### VII. OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

1) Budget Discussion:

Ms. Charest provided information on the budget which is now a priority. Chairman Feder suggested holding an educational event for the Historic District at the new Town pub; Commissioner Lubetkin agreed and said the maximum capacity is 50 people and suggested Lucas discuss progress to date, recent weather issues and how to preserve your property if a tree falls on an historic barn, why putting latticework on a front stoop doesn't work, etc. The Commissioners discussed requesting \$500 for this educational event to cover speaker cost, the cost of printing copies of the book for those who don't have it, providing samples of the new form, and the cost of a plaque recognizing someone in the District for a preservation effort. Ms. Charest said they are getting low on the printed books and will make a list of what is needed. Commissioner Lubetkin suggested setting up a procedure to provide a book to each new Historic District resident. Ms. Charest stated she currently does not have a way to know when a new resident moves in.

Ms. Charest said the new wooden scenic road toppers are missing on Terry's Plain and East Weatogue Street on the north side; the Commission's plan was to do some signs each year due to their cost. Ms. Charest provided a copy of the invoice for the previous three signs for \$1144. The Commissioners agreed to ask for \$1000 in this budget for more signs.

Regarding publication of legal notices, Ms. Charest stated that cost is being researched and is expensive.

The Commissioners discussed having a library of preservationist books for people to check out. Ms. Charest said there are reference books in the Town Library from previous studies. Commissioner Lubetkin suggested putting material together next year at the Simsbury Free Library just for the Commission, as well as resources to direct the community to.

Ms. Charest stated Mr. Peck needs to receive budget information next week.

2) Addendum to the Application for COA:

Ms. Charest said regarding the revised Addendum to the Application for a COA, she added estimated start and completion dates and additional room to write their story. She said regarding the reference to the Secretary of the Interior Standards, she found standards from other historic districts which are referenced. Commissioner Mead noted No. 2 regarding avoiding removal of historic material applies to the Application for the Browns approved at this meeting but still provides flexibility in decision-making. Commissioner Lubetkin stated he would like the option to use these new

types of siding materials on his historic home. The Commissioners agreed to review Ms. Charest's revised COA draft Addendum and provide feedback at the next meeting.

#### VIII. ADJOURNMENT

Commissioner Mead made a motion to adjourn the meeting at 8:15 p.m.  
Commissioner Lubetkin seconded the motion, and it was passed unanimously.

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