

October 10, 2012 1:38:22 PM

OCTOBER 4, 2012

## ROLL CALL

Commission members present were: HRH Chairman Ken Feder, Betty Woollacott, Marc Lubetkin, Denise Alfeld, Diane Mead, and Dave Freitas. Chairman Feder called the meeting to order at 7:32 p.m. in the Main Meeting Room. The Commission welcomed new Commission member, Jonathan Lascherer, who will soon be sworn in. Also in attendance were: Lynn Charest, Zoning Enforcement Officer, and Janis Prifti, Commission Clerk, and other interested parties.

## APPOINTMENT OF ALTERNATES

None.

PUBLIC HEARING(S), DISCUSSION AND POSSIBLE VOTE

- a. Application #12-10 of Chad and Denise Alfeld, Owners, for a Certificate of Appropriateness for a proposed 3-bay detached garage on the property located at 26 East Weatogue Street (Map H14, Block 109, Lot 016).
- b. Application #12-11 of Chad and Denise Alfeld, Owners, for a Certificate of Appropriateness for a proposed 4-bay 18th Century barn on the property located at 26 East Weatogue Street (Map H14, Block 109, Lot 016).

Ms. Alfeld requested that these 2 Applications be continued to the November meeting.

Commissioner Mead made a motion to table discussion of Applications #12-10 and #12-11 until the next regular meeting scheduled for Thursday, 11/1/2012.

Commissioner Lubetkin seconded the motion.

#### IV. DISCUSSION ITEMS

##### b. HDC Events

Regarding the Rosedale Farm event, Commissioner Lubetkin stated that he spoke with Marshall who agreed this event can be held at Rosedale at 7 p.m. on 10/20/2012. Ms. Charest will send a thank you to Marshall confirming the event. Regarding the exact event location, depending on the RSVPs received, Commissioner Lubetkin suggested it could be in either a tent or the Rosedale retail building. He printed 100 copies of the newsletter (which will be sent out 2-3 times/year) and suggested printing an invitation/agenda on letterhead and sending them both to people living in the Historic District and that the chair draft an agenda for the event. He said the event would include food/beverages, an opportunity to mingle, an introduction by the Chair, and some discussion of Commission activities, with a 5-minute presentation about the Historic District by Commissioner Woollacott. He suggested sending a courtesy copy to the Simsbury Historical Society and posting it on the Town Hall board. Regarding the Phelps Festival event scheduled for 10/13/2012, Commissioner Alfeld suggested publicizing the Rosedale event there as well. Chairman Feder will put an RSVP email or phone number on the Rosedale event invitation.

##### c. Site ideas for cell phone tour

Commissioner Woollacott suggested: 1) Canal Place near the Hartford, which has a good section of the canal still there; 2) the Pinchot Sycamore; 3) traveling up East Weatogue to view the historic homes; 4) going on Riverside to the Weatogue Bridge, which was the 1st bridge over the Farmington River, built in 1734, and called Weatogue because the people from Weatogue built it to get across the water; 5) Boy Scout Hall, which was the 2nd meeting house and is next to First Church; 6) the cemetery with both Mary Buell's grave from 1685, which is the oldest grave, and also has a marker for where the original meeting house stood, and then across the street to see what the original meeting house looked like at the Historical Society; 7) behind the Redstone Pub is the Minister's Well where people gathered to save themselves when the Town was burning to the ground; and 8) Ketchum Quarry.

Commissioner Lubetkin noted the original idea was to expand the tour a little at a time and what Commissioner Woollacott has described provides a great loop. He suggested the next steps would be to put this list in writing, send it to the Tourism Group with a referral to Main Street

Partnership to see what type of funding is needed, and then the Commission can begin looking for funding.

Commissioner Woollacott also suggested the Simsbury House where Pinchot was born. Chairman Feder's suggestions, which he will email to Ms. Charest, included a sandstone marker on East Weatogue Street for David Russell, marking the location where he died in 1785 when he was run over by a cart wheel, but his burial plot date is 3 years later. Commissioner Lubetkin said the Land Trust also has a property near the sandstone marker with nice trails and the owners, the Ellsworths, are planning to donate this property, as long as they get approval to put 3 new houses next to the road, which the Commission should be aware of. The Commissioners noted there are 3 Land Trust meetings scheduled regarding the Ellsworth property.

a. Rachel Carley, SCLG Consultant

Ms. Carley stated she has done some reconnaissance and met with Ms. Charest to review materials. She said a Tarriffville survey has already been done, and she is trying to locate the 1994 Simsbury Center survey and will check with the Dodd Research Center at UConn. She said there are 60 properties in Simsbury Center and a more recent gravestone inscription survey, as well as other studies. She said one of her mandates in doing the survey is to make National Register nomination recommendations, not local Historic District, but in Simsbury there are National Registration Districts and no surveys, which is the reverse of the normal order.

Ms. Carley said West Simsbury is an interesting area and has begun reviewing old maps. She said the Farms Village area looks interesting with Case's Farm and what was once a whole village and, coincidentally, she is working on a Connecticut barn iPhone App. She discussed with Ms. Charest that Tulmeadow is one destination that will be on the App and has found fascinating history on the farm back to 1686. She noted the Land Trust conservation efforts and an area survey may complement that. She said if that area was to be surveyed it could include all the agricultural structures which each have a form; she did a barn survey in Roxbury, CT. She said, when going for a barn grant or National Register nomination or thematic farm registration for the Town, then you have the individual forms and real documentation of how the buildings were used and how farming technology has changed; this area has great tobacco farming history.

Ms. Carley could go to West Simsbury Village and do 150 structures or stay in the center and find out which 60 buildings were done 25 years ago and add to that or work in Terry's Plain. Chairman Feder said what was great about the last survey was the consultant provided a comprehensive thematic story. He said the Tullers have owned Tulmeadow since the 1700's and have the old barns and silos and there is a theme for it and it has not been

done. Ms. Carley said there is also Flamig Farm, and includes land that is now the Masters School, and there is a lot of thematic potential, including historic and open space areas. Chairman Feder said he would email her a PDF on the Lost Village of Pilfershire (1740's to 1840's) story with cellar holes and wells still there. He offered to give Ms. Carley and the Commissioners a tour. He said about 30 years ago, someone wrote up everything they could find out about Pilfershire with photos and maps of foundations, but the whole story is not known.

Ms. Carley said the permission of property owners is needed before going onto their property. Chairman Feder agreed, noting problems with a previous survey. Ms. Alfeld also suggested contacting Amy Zeiner, Executive Director of Simsbury Land Trust, who knows all the people involved and has held numerous mini-events co-sponsored with the HDC. Regarding the final product, Ms. Carley said it is a large report, which follows the format required by the State Historic Preservation Office, including a methodology description and breakdown of building types and styles and, over the years, the reports have become much more sophisticated and topical; and then there is a narrative overview of the subject and a thematic one is much more focused, tying various buildings to the discussion. She said a substantial piece of history is written and a form is filled out for each resource with certain items checked off; then a physical description of the buildings is written, creating a map for 2012/13 of what is actually there; then any history you can find is written from records or owners providing an argument for each building; and lastly, the report goes online. She tags the photos with GPS coordinates and the digital photos are current for every building.

Chairman Feder liked the thematic survey, which provides a nice narrative about the history of a part of Town, including details about structures, as well as why a building is significant in the Town's development. Ms. Carley has done studies of pet cemeteries, trolley stops, and other areas reflective of a town's history. She said the Town might well have a registration nomination at the conclusion of this study; the standard cutoff date is 50 years and there are 150 forms needed for the study. Chairman Feder thanked Ms. Carley for coming in.

Commissioner Alfeld said a photographer interested in the project would like to get in touch with her and will email Ms. Carley the information. Chairman Feder will contact the Christiansens at Flamig Farm and the Tullers at Tulmeadow to let them know Ms. Carley will be contacting them. Regarding Shingle Mill Road, Mr. Lascherer said the water wheel may still be there near Flaming going toward Woodchuck Hill on the north side of the road.

V. APPROVAL OF MINUTES of August 2, 2012 and September 6, 2012

In the August 2, 2012 minutes, on Line 110, "unaffiliated." is changed to "Republican."

Commissioner Alfeld made a motion to approve the August 2, 2012 meetings as amended. Commissioner Mead seconded the motion, and it was passed unanimously.

Commissioner Alfeld made a motion to approve the September 6, 2012 minutes as written. Commissioner Mead seconded the motion, and it was passed unanimously.

VI. ADJOURNMENT

Commissioner made a motion to adjourn the meeting at 8:20 p.m.  
Commissioner Alfeld seconded the motion, and it was passed unanimously.

-----