

From: Lois Laczko January 11, 2012 10:19:30 AM
Subject: Historic District Commission Minutes 12/01/2011 ADOPTED
To: SimsburyCT_HistComm
Cc:

HISTORIC DISTRICT COMMISSION MINUTES
DECEMBER 1, 2011
REGULAR MEETING

I. ROLL CALL

Commission members present were HRH Chairman Ken Feder, Betty Woollacott, Diane Mead, Mark Lubetkin and Paul Lanza. 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

Paul Lanza was appointed to serve as an alternate for Denise Alfeld.

III. APPROVAL OF MINUTES of October 6, 2011

Commissioner Lanza made a motion to approve the October 6, 2011, minutes as written. Commissioner Mead seconded the motion, and it was passed unanimously.

IV. APPROVAL OF 2012 REGULAR MEETING SCHEDULE

Commissioner Lubetkin made a motion to approve the 2012 Regular Meeting Schedule. Commissioner Mead seconded the motion, and it was passed unanimously.

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

1. 11-05 Application of Dianne L. Mead, Owner, for a Certificate of Appropriateness to allow for demolition of the existing two-car garage/barn/apartment and then the construction of a new three-car garage with a finished second floor to use as guest quarters on property located at 73 East Weatogue Street

Commissioner Mead recused herself and Commissioner Lubetkin was appointed as the alternate.

Commissioner Lubetkin made a motion to discuss the possible vote for the Application of Dianne L. Mead, Owner, for a Certificate of Appropriateness to allow for demolition of the existing two-car garage/barn/apartment and then the construction of a new three-car garage with a finished second floor to use as guest quarters on property located at 73 East Weatogue Street. Commissioner Woollacott seconded the motion.

Mark Drake of Drake and Sons, the builder for the Meads, stated they are replacing the existing seriously decayed structure with a new structure on the same location which will be about 5 feet larger. He said it is in the middle of the property and at least 50 feet from any sidelines. He provided color photo representations of what the new structure will look like; it matches the architectural features of the existing house; the roof layout is slightly altered and now points toward the street with a window structure and shed roof that match. He said the Mead's plans purchased on the internet satisfied their floor plan needs and the desired carriage house features. He stated the lower structure will be a three-car garage and the upper structure will be a single bedroom and living space. He said the code requires they not exceed 1000 square feet or one-third the existing square footage of the house, and they are developing 950 square feet which is below the required threshold. He said they will maintain features from the existing house, including diamond pattern windows on the second floor, barn type windows for the lower garage doors (9 over 9 or 6 over 6); they will flip the entry door into the garage from the side, creating a window on the side; the garage entry door to the front will match the existing house front door which is a standard 9 light window and double panel on the bottom; they would like to use an embossed fiberglass door. He said the windows will be vinyl clad and match grill patterns; he would like to use Integrities with vinyl to the outside and woodframe to the inside. He said they may use cedar shingles in front and clapboards to the side and back to reduce labor costs; the front of the garage is at least 100 feet from the street. He said the garage doors will appear to be barn doors with hinge settings and handles, but they will actually retract; the color will be barn red like the existing house. He said the existing garage is 30 feet wide and 24 feet deep and will change to 36 feet wide and 30 feet deep. He said the house was built in the early 1900's and was a Sears kit house and the existing garage was built in the '50's and has a strong foundation, but they will remove it and go with a complete new 4 foot Roswell foundation. He said they will use a hydro-air heating system as it will be used primarily for entertaining; they will use fire code sheetrock; roof materials will be architectural asphalt shingles. He said the fence and tree will come down - starting from the left side of the garage they will go 36 feet which impacts the tree and fence; the owners will now have storage space in the garage. He said the budget will not be finalized until after the Application is reviewed by this Commission and

Zoning. The Commissioners discussed applicable precedents.

Commissioner Lubetkin made a motion to approve the Application and requested if historic artifacts are found during demolition they be preserved for the Commission to observe and collect. Commissioner Lanza seconded the motion, and it was passed unanimously.

Commissioner Mead rejoined the meeting.

VI. DISCUSSION ITEMS

a. Possible changes to the Historic District Commission Application for a Certificate of Appropriateness (continued from meeting of October 6, 2011)

Chairman Feder asked for any further changes to the revised Application. Commissioner Lubetkin suggested improving some of the layout to provide more room to write. The Commissioners discussed the concept of expected start date and expected completion date on the form - it is valid for one year but may take longer; Lynn Charest could inform the Commission if the project is incomplete and sign off as they direct; if nothing has happened during the year, they would have to reapply. Commissioner Lubetkin suggested a one-page addendum to the Application addressing the impact on the district during construction; Lynn Charest will research and/or draft an addendum for Commission review.

b. SCLG update on grant application

Lynn Charest stated due to the recent storm the request for the Historic Commission grant application review has been pushed back to December 12.

VII. OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

Commissioner Woollacott said Commissioner Lanza has wonderfully restored the Terry's Plain historic sign with excellent lettering by Simsbury citizen, Alan Peterson. Chairman Feder will write thank you letters.

Chairman Feder suggested each Commissioner contact Lynn Charest prior to a meeting to confirm whether or not they will attend.

Commissioner Lubetkin stated the Historic Society has published a new book of photos and blurbs that is very well done and a fundraiser book signing will be held for them in January-February, and he requested the support of the Commission to get a letter out to them.

Commissioner Lubetkin stated regarding cell phone tour activation, there is

no box at the courtyard; he suggested inviting Liz Banco to a meeting to update the Commission and to consider funding and site selections.

VIII. ADJOURNMENT

Commissioner Lubetkin made a motion to adjourn the meeting at 8:25 p.m. Commissioner Mead seconded the motion, and it was passed unanimously.
