

From: Lois Laczko March 9, 2009 1:59:32 PM
Subject: Historic District Commission Minutes 02/05/2009 ADOPTED
To: SimsburyCT_HistComm
Cc:

ADOPTED

HISTORIC DISTRICT COMMISSION
REGULAR MEETING
FEBRUARY 5, 2009

I. ROLL CALL

Elizabeth Woollacott, Chairman, called the regular meeting of the Historic District Commission to order at 7:30 p.m. in the Main Meeting Room of the Simsbury Town Offices. The following members were present: Kenneth Feder, Evan Woollacott, David Freitas and Alternates J. Paul Lanza and Marc Lubetkin. Also in attendance were Lynn Charest, Zoning Compliance Officer and other interested parties.

II. APPOINTMENT OF ALTERNATES

None

III. APPROVAL OF MINUTES of JANUARY 8, 2009

Mr. Woollacott moved to approve as presented the minutes of January 8, 2009. The motion was seconded by Mr. Lanza and passed unanimously.

IV. PUBLIC AUDIENCE

a. Informal Discussion regarding 96 East Weatogue Street

Bruce and Janice Eldridge, 14 Sunset Hill Road, Simsbury gave an informal presentation regarding construction work they would like to do on a home they are thinking of purchasing at 96 East Weatogue Street. They have questions regarding construction on this home that they would like to do if they purchase it, and would like to know if the work would be acceptable or not. This home was constructed in 1767. He distributed pictures showing the front and the back of the property. He said that this house is a cape with an ell in the back that is currently a kitchen and laundry room. Mr. Eldridge said that they would probably do the kitchen over. The second floor has one large bedroom and also two very tiny bedrooms not much larger

than a closet. They would like to put a second floor over the kitchen in the back and put a guest bedroom in that location. Mr. Lanza suggested that if they took off the roof and widened what they had there, and kept it a foot narrower than the existing house, they could then put a roof of the same pitch on it that would go into the back of the main roof, but would not extend over it. Mr. Eldridge said regarding the second floor, that they wanted to construct the second floor with an overhang a little bit out, but not beyond the edge of the existing main house.

Mr. Eldridge said that there are only four windows in the front of the house, and asked if it was acceptable to put storm windows on the outside of the front of the house. They would then have better ventilation on the inside of the house. The members discussed what could be done with the windows, and gave other options instead of storm windows. Mr. Eldridge asked if there are issues with replacing storm windows on the side, as there are some storm windows there. Chairman Woollacott said the sides are not the problem, front would be the concern.

Mr. Eldridge said that they would like to also put some dormers on the front of the house. He showed a photo to the Commissioners of something similar to what they were thinking. He asked if they do decide on dormers, would that be a problem. Mr. Woollacott thought that dormers would be a dramatic change. Mr. Lanza spoke about the house at 3 East Weatogue where dormers were placed on the front of the house. That was approved by this Commission. If they are properly designed and proportioned, they could look like they had been there many years. Mr. Freitas said that there are two issues; whether it is done appropriately or whether people are going to say "the house did not use to look like that". If it is done appropriately, he does not see a problem. Mr. Lubetkin said that if it is historically appropriate for that building, then it is permissible as long as it is within the guidelines of proportion and style. Mr. Lanza suggested that Mr. and Mrs. Eldridge look at books written by Royal Barry Wells, Architect, to get ideas.

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Mr. Eldridge said that he now understands that if what they want is done right, there is a possibility that this Commission would not have any issues with it. Mr. and Mrs. Eldridge thanked the Commission for their time.

V. DISCUSSION AND POSSIBLE ELECTION OF OFFICERS

Commissioner Lanza moved to re-elect Betty Woollacott as Chairman of this Commission. The motion was seconded by Mr. Feder and passed unanimously.

Chairman Woollacott moved to re-elect Kenneth Feder as Vice-Chairman of this Commission. The motion was seconded by Mr. Evan Woollacott and passed unanimously.

Mr. Woollacott moved to appoint Ms. Mead as Clerk of this Commission. The motion was seconded by Mr. Feder as passed unanimously.

Mr. Lanza moved to approve the election of the slate of officers' as proposed. The motion was seconded by Mr. Woollacott and passed unanimously.

VI. DISCUSSION ITEMS

a. Scenic Road Signage

Ms. Charest told the Commission that they have \$1,898.00 left in their budget. This amount will be lost at the end of June, 2009 if not used. A member suggested that the Town put together a proposal for signs identifying their neighborhood for scenic road. It should be presented to this Commission with costs and locations.

b. Historic home inventory-existing information in the Town of Simsbury

Ms. Charest distributed a list of town historic home inventory to the Commission. The Commission discussed having a professional put the list together, with photo's and then have this inventory put online. Mr. Feder said that he would contact Dave Poirier, State Historical Commission, about what other towns have done to get this type of project done, and what would go on an RFP.

VII. OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

a. Update from attendance at 'Managing Historic Districts in Connecticut' Seminar January 15th

Ms. Charest discussed the seminar held on January 15th.

Ms. Charest also suggested putting the Historic District Commission's handbook on the Town website.

VIII. ADJOURNMENT

Mr. Lubetkin moved to adjourn the meeting at 8:30 p.m. The motion was seconded by Mr. Freitas and passed unanimously.

Elizabeth B. Woollacott, Chairman