

From: Lois Laczko September 14, 2009 9:43:19 AM
Subject: Historic District Commission Minutes 07/02/2009 ADOPTED
To: SimsburyCT_HistComm
Cc:

ADOPTED

HISTORIC DISTRICT COMMISSION
MINUTES – REGULAR MEETING
July 2, 2009

I. CALL TO ORDER

Elizabeth Woollacott, Chairman, called 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 also present: Kenneth Feder, Evan Woollacott, Paul Lanza, and Mark Lubetkin. Also in attendance were Lynn Charest, Zoning Enforcement Officer and other interested parties.

II. APPOINTMENT OF ALTERNATES

Chairman Woollacott appointed Mr. Lubetkin and Mr. Lanza to serve in the absence of Ms. Mead and Mr. Freitas.

III. APPROVAL OF MINUTES of June 4, 2009 regular meeting

Mr. Woollacott made a motion to approve the June 4, 2009 minutes as written. Mr. Lanza seconded the motion, which was unanimously approved.

IV. APPLICATION(S) FOR CERTIFICATE OF APPROPRIATENESS/DISCUSSION AND POSSIBLE VOTE

09 – 02 Application of Douglas M. Merrifield, Owner, for a Certificate of Appropriateness to cover the existing front stoop on property located at 39 East Weatogue Street.

Brian Kowalchik, contractor, stated that he has already started construction on the steps. He stated that the owner wanted to replace the deteriorating concrete stoop with tongue and groove Douglas fir, which will be stained or painted. He stated that the wood is pressure treated.

Mr. Woollacott questioned if Mr. Kowalchik compared what the owner is

proposing with historical pictures. Mr. Kowalchik stated that the owner did not want to replace the steps with more concrete. Mr. Woollacott stated that this is changing the appearance of the outside of the house.

Chairman Woollacott stated that the historic pictures show most of these houses with brownstone slabs with steps going into them. She also stated that the lattice work is inappropriate. She stated that she cannot approve this application.

Mr. Lanza suggested that the steps face the street. Mr. Kowalchik stated that he could turn the steps and not use any lattice. He stated that he would submit drawings if the Commission would like. Mr. Lanza stated that a railing would also be needed because the platform is too high; the Building Inspector would require a railing.

Mr. Lubetkin stated that the applicant would need to submit appropriate plans to the Building Inspector prior to HDC approval. Mr. Kowalchik stated that the platform, which is already built, is framed to code. He requested approval of these 2 steps so he would not have to wait until the next meeting. Mr. Lanza stated that he agreed with Mr. Lubetkin that the applicant would need to come back with plans for the new design prior to any approvals. Mr. Feder agreed. He stated that sometimes, when verbal agreements are made, the applicant does not always construct what the HDC expects.

Mr. Kowalchik questioned what the HDC would suggest for appropriate railings. Mr. Lanza stated that he feels wood railings would be acceptable. A wood railing with ballusters would go with wood steps. Mr. Feder stated that although historically there were not railings on steps, the Building Inspector will require them.

Chairman Woollacott continued this application to the next meeting.

Mr. Woollacott made a motion to change the order of the agenda to hear Application 09-04 next. Mr. Lanza seconded the motion, which was unanimously approved.

09 – 04 Application of Donna Caldeira, Owner, for a Certificate of Appropriateness to construct a deck outside the back door on property located at 2 East Weatogue Street.

Ms. Caldeira stated that the side kitchen door is not visible from the street because of the bushes. There is currently a large stoop there now with steps, which will be incorporated into the deck.

Mr. Woollacott stated that the HDC is concerned regarding what can be seen

from the street. He questioned if the deck could be built in the back of the house. Ms. Caldeira stated that she does not feel that the deck will look good in that location.

Mr. Lubetkin questioned what the year of the house is. Ms. Caldeira stated that she believes it was built in 1863.

Mr. Feder and Lanza both stated that they did not have any issues with this proposal.

Mr. Lubetkin stated that he does like the way the deck will look; he also loves the stone in the front of the house. He is not sure if the stone and the deck will match, although decks today are not made from any other material than Trex.

Mr. Lanza questioned if there is a step down from the door onto the deck. Ms. Caldeira stated that there is a step down from the platform; the steps will be incorporated into the deck. Mr. Lanza also questioned if there was any lattice work proposed on the deck. Ms. Caldeira stated that there is a little lattice work proposed, although it is in the back and cannot be seen from the street.

Mr. Lubetkin made a motion to approve the application of Donna Caldeira, Owner, for a Certificate of Appropriateness to construct a deck outside the back door on property located at 2 East Weatogue Street as submitted. Mr. Feder seconded the motion, which was passed. Chairman Woollacott abstained.

Ms. Caldeira questioned how long the approval was good for. Chairman Woollacott stated that it was good for one year.

Ms. Caldeira questioned if she would need to come before the HDC in order to extend her driveway. Ms. Charest stated that Ms. Caldeira would need to get an approval from the Wetlands Commission and a road cut permit from the Town Engineer. The application would also come before the HDC; they can only make recommendations regarding driveways.

09 – 03 Application of Marc Lubetkin, Owner, for a Certificate of Appropriateness to replace windows, and replace part of the blacktop driveway for a patio on property located at 107 East Weatogue Street.

Mr. Lubetkin recused himself from the Commission for this discussion.

Mr. Lubetkin stated that he would like to replace the windows in his home, although he will not be doing them all at once because of the cost. He stated that the wood windows on the south side of his house are rotting the

most.

Mr. Lanza questioned if Mr. Lubetkin would be replacing all of the windows on each side of the house all at once. Mr. Lubetkin stated that he would be starting with the south side of the house and would be replacing all of the windows on that side.

Mr. Lanza stated his concern regarding the risk of Marvin Windows changing their window design over time. He also stated that he believes Anderson Windows have real mutttons and are cheaper than Marvin Windows. Mr. Lubetkin stated that Anderson Windows have mutttons that are snaps.

Mr. Woollacott questioned what the actual size of the windows would be. Mr. Lubetkin stated that the windows will be 4/4; 6/6; and 8/8. Also, the panes will be the same as what is currently in place. He stated that he would like to start replacing the windows in early fall.

Ms. Charest stated that the HDC could approve this application with stipulations if the Commission chooses to do this. She stated that although certificates are valid for one year, extensions of 6 months could be granted upon requests.

Mr. Lubetkin stated that during big storms, there is a problem with the rain coming down the driveway into the basement through a window. In order to help solve this problem, he will be repaving his driveway in front of the side door with a concrete pad. This will also be for a covered patio that he would like to construct in the future. Mr. Lanza suggested constructing a drywell in this area.

Mr. Woollacott made a motion to approve the application of Marc Lubetkin, Owner, for a Certificate of Appropriateness to replace windows, and replace part of the blacktop driveway for a patio on property located at 107 East Weatogue Street as submitted. Mr. Feder seconded the motion, which was unanimously approved.

Mr. Lubetkin returned to the Commission.

V. DISCUSSION ITEMS

Scenic Road Signage

There was no report.

Supplemental Certified Local Government Grant (SCLG)

Ms. Charest stated that she has given the RFP to Mr. Peck.

Open House for Historic District Property Owners

Mr. Lubetkin questioned where the open house might be held. The Commission members discussed possible locations.

The Commission also discussed Rosedale Farm and the greenhouse they have currently constructed there. Ms. Charest stated that the Simsbury Land Trust has purchased the development rights from Rosedale Farm. A map came with this agreement designating where new structures could go on the property. She stated that this greenhouse was not placed in a designated area. The Land Trust needs to now come before the HDC. Because the greenhouse is on agricultural land, it does not require a building permit, although it does require a certificate of appropriateness from this Commission. Ms. Charest stated that she would notify the Land Trust that they need to come before this Commission. She will place this item on the next agenda.

Mr. Lubetkin made a motion to send a letter to the Simsbury Land Trust notifying them of the need to come before the Historic District Commission for a Certificate of Appropriateness for the greenhouse at Rosedale Farm. Mr. Woollacott seconded the motion, which was unanimously approved.

Discussion of Compliance with HDC Rules and Procedures

The Commission decided to wait and discuss this issue when all of the members of the Commission are in attendance. Mr. Lubetkin stated that this is something that needs to be discussed to make sure that the Town can move forward with receiving Government Grants.

VI. OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE COMMISSION

There was none.

VII. ADJOURNMENT

Mr. Lubetkin made a motion to adjourn the meeting at 8:45 p.m. Mr. Feder seconded the motion, which was unanimously approved.

Elizabeth Woollacott, Chairman

