

Members: Thomas Yemm — Chairman, Paul Joy — Vice Chair, Ryan Erenhouse, Edward Goodrich, Lisa Donnelly — Clerk; Alternate members: Beth Daponte, Robert Caldwell, Michael Bingham

HISTORIC DISTRICT COMMISSION **MINUTES OF MEETING**

November 6, 2014

1) **Call to Order:** Chairman Yemm called the meeting to order at 7:08 p.m. in Room 213 of Stratford Town Hall, 2725 Main Street, Stratford, CT pursuant to notice duly posted.

Members in Attendance: Thomas Yemm, Paul Joy, Edward Goodrich, Ryan Erenhouse, Lisa Donnelly, Alternate Member Michael Bingham.

Others in Attendance: Andrew Robinson, Sr. project Manager for Antinozzi Associates, Ms. Carol Lovell – Past President of the Society and current Museum curator, Ms. Shirley Knapp McCormack – Current President of the Society, James Vitorino – owner of 2178-2180 Elm St.

2) **Approval of Minutes:** Minutes of regularly scheduled meeting of October 2, 2014. A motion was made by Mr. Erenhouse to approve the foregoing minutes. The motion was seconded by Mr. Joy and the motion carried unanimously.

5) a. Tabled item — 967 Academy Hill, proposed addition to Stratford Historical Society — Catherine B. Mitchel Museum Building.

A MOTION WAS MADE BY MR. JOY, SECONDED BY MS. DONNELLY TO TAKE THE FOREGOING ITEM [5) A.] OUT OF ORDER. THE MOTION PASSED UNANIMOUSLY.

A MOTION WAS MADE BY MR. JOY, SECONDED BY MR. ERENHOUSE TO TAKE THE FOREGOING AGENDA ITEM OFF THE TABLE. THE MOTION PASSED UNANIMOUSLY.

Mr. Robinson presented a recap of the project and the goals. He mentioned: skirt board motif, side covered with plantings. Carriage house appearance, concrete bricks to be covered with siding, outdoor lighting, windows – the appearance of true divided, surface changes, characteristics of last arch. Questions were posed to Mr. Robinson re: Main entrance, other planned doors/entrances, function of barn/carriage house, windows simulated divided light, siding of 4 inch clapboard or fiber cement (a.k.a. straight board), detailing work on back of building, marine grade plywood, copula. The original building was constructed in the 1960s; the addition was constructed in 1992.

A MOTION WAS MADE BY MR. JOY, SECONDED BY MR. ERENHOUSE TO APPROVE THE PROJECT WITH THE FOLLOWING STIPULATIONS:

- Windows to match existing look – wood with thermo pane SDL 8/8 notches
- Wood shutters to match existing
- Siding to be fiber concrete or wood siding-clapboard.
- Trim to be wood composite overlay; marine grade plywood or/and real wood

THE MOTION PASSED UNANIMOUSLY.

A MOTION WAS MADE BY MR. JOY, SECONDED BY MR. ERENHOUSE TO RECESS THE MEETING. THE MOTION PASSED UNANIMOUSLY.

The meeting recessed: 7:55 p.m. The meeting reconvened: 8:06 p.m.

Mr. Erenhouse exited the meeting. It is noted that Alternate member Bingham will be voting hereon after.

3) **Certificate of Appropriateness Applications:**

- a. 967 Academy Hill; Parking/Driveway/Paving — The original application was altered to reflect that the driveway will be one lane. The proposal is to widen the driveway.

The current driveway is only used by staff (volunteer) and occasionally a student with a disability who is on a tour. The museum closes from the end of October and reopens the beginning of May. Discussion continued with questions re: need for asphalt pavement, treescape, brick paver walkway, drainage plan, pavement requiring cutting into topsoil, damage to tree roots, number of parking spaces, asphalt curbing, lighting on driveway.

A MOTION WAS MADE BY MR. GOODRICH TO APPROVE THE PROJECT. MR. JOY MOTION, SECONDED BY MR. BINGHAM, TO AMEND BY ADDING THE FOLLOWING CONDITIONS:

- Reduce the width of driveway to one lane
- Reduction of parking spaces to: 1 handicapped, 5 standard, and 4 spaces with grass pavers.
- Curbing as needed for drainage control (asphalt)
- Concrete walkway at building
- No driveway lighting.

THE MOTION TO APPROVE AS AMENDED PASSED UNANIMOUSLY.

The meeting recessed: 9:00 p.m. The meeting reconvened: 9:10 p.m.

- b. 2178-2180 Elm street; repairs to: siding, front balcony, floor, gutter, and balcony railing. Mr. Vitorino presented his renovation plan. Questions were posed to him re: adding bar to the railing and balcony for safety (code issues), leaking roof, repairing/replacing with like materials, aesthetically pleasing replacements.

A MOTION WAS MADE BY MR. JOY, SECONDED BY MR. BINGHAM TO APPROVE THE FOLLOWING PUNCH LIST ITEMS:

- Balcony railing repair to be rebuilt prior to removal per the new code height using wood only.
 - front balcony floor repair item — Not applicable.
 - Gutter repair – cover over Yankee gutters, extend roof hang half round gutters on soffit.
 - Lower porch railings. TABLED
 - Stucco: minor repairs to Stucco and lathe on columns and replacement of foot board and stucco between stucco and lathe. Caveat: should replacement be necessary, stop work order and return to HDC.
 - Reshingle with red cedar shakes on Broad Street side, no more than 7 courses.
- THE MOTION PASSED UNANIMOUSLY.

4) **Correspondence:** No business furnished.

5) **Old Business:**

b. Inventory of Historic Buildings (Not currently in Historic District) – No business furnished.

c. Historic district expansion discussion — No discussion

d. Nicoll-Benjamin house update — No business furnished.

e. Civil War Monument discussion — No discussion

f. Historic District brochure discussion — No discussion

6) **New Business:** No new business.

7) **Adjournment: —** Hearing no further business, Mr. Joy made a motion to adjourn at 10:10 p.m. The motion was seconded by Mr. Bingham. The motion carried unanimously.

Respectfully Submitted,

Carol Cabral