TOWN OF WASHINGTON
WASHINGTON HISTORIC DISTRICT COMMISSION
Calhoun-Ives, Sunny Ridge and Washington Green Historic Districts

Minutes – September 16, 2019

Members Present: Ms. Boyer, Ms. Woodroofe, Ms. Mills Mr. Hollinger
Members Absent: Ms. Averill
Alternates Present: Mr. Rimskey, Mr. Fairbairn, Ms. Van Tartwijk
Clerk: Ms. Buell
Others: Ms. Locker, Ms. Chase, Mr. Pleasants

With a quorum present, and Ms. Van Tartwijk was seated for Ms. Averill. Mr. Hollinger called the meeting to order at 7:02 p.m. Mr. Fairbairn arrived a few minutes later.

Public Hearing:

97 Calhoun Street: 00:38

The Clerk read the legal notice for 97 Calhoun Street. This public hearing is a continuance from the August, 2019 meeting. Ms. Locker, the property owner, explained that the keystone driveway was paved the two basketball hoops were installed. She said that she submitted an application with the Historic District Clerk in July of 2018 and someone from the Land Use Office called her and said that she didn’t need a Certificate of Appropriateness (CoA) for the work that was being proposed with this application. She came to town hall and picked up the application and the check. Ms. Locker did not get a zoning permit for the work. The commissioners discussed ways to make sure that mistakes aren’t made in the future during the permitting process with other commissions within the Land Use Department and the Building Department regarding properties that are located within a historic district. The commissioners would like the removal of the basketball stanchions to be added to the land records, to ensure they will be removed at the time of the sale of the home. She asked the commissioners for their suggestions on ways to screen the work that had been done. The commission discussed various ideas and asked Ms. Locker to consult with a landscape professional on ways to screen the basketball stanchions from the public’s view. The commission asked if she knew that her property was in a Historic District and asked if she knew about the regulations, she verified that she knew the property was in the Historic District and she knew that there are regulations.
A motion was made to continue the public hearing asking the applicant to return to next month's meeting with landscape plans to hide the basketball stanchions, by Mr. Hollinger seconded by Ms. Boyer Passed 5-0 vote.

129 Calhoun Street: 26:43

The Clerk read the legal notice for a Certificate of Appropriateness (CoA) for 129 Calhoun Street. This public hearing is a continuance from the August, 2019 meeting. Ms. Chase explained to the commission what materials she'd like to use to replace her roof and shared pictures with the commissioners. The commission asked what year the house was built. They discussed the types of roofs that were originally installed to homes in the time period that this home was built. They talked about the different types of metal roofs that are available to install. Ms. Chase doesn't want the house to look modern, the commission asked the applicant to research the different types of metal roofs and see if she can find a metal roof that has the look of a more traditional time period roof. Ms. Chase asked the commission about putting a metal roof on the barn, she’s seen many metal roofs on barns in the area. The commission advised her she would need to apply for a Certificate of Appropriateness to put a metal roof on the barn. Ms. Chase stated she will consult with her contractor and asked the commission for a continuance.

A motion to continue the public hearing for the application submitted by Mr. and Mrs. Chase, 129 Calhoun Street, for a Certificate of Appropriateness to the next meeting on October 21, 2019 by Mr. Hollinger seconded by Ms. Boyer Passed 5-0

212-214 Calhoun Street: 41:55

The Clerk read the legal notice for 212-214 Calhoun Street this is a continuance from the August meeting. The clerk then read an email from Mr. Talbot withdrawing the application that was submitted on July 29, 2019 and the photos that were submitted on August 13, 2019.

5 Wykeham Road: 43:42

The Clerk read the legal notice for the application that was submitted by Ms. Chapin, 5 Wykeham Road, for a Certificate of Appropriateness to install a handicap access ramp at the Gunn Historical Museum. Mr. Pleasants handed out three different plans for a handicap access ramp. Mr. Pleasants explained the three different plans and showed the commission maps and drawings. He explained the museum didn’t want to lose a parking space to install a handicap access ramp. The commission asked how patrons will get to the ramp. Mr. Pleasants described the different grade of the ramps and the length of the ramps of the proposed ramp site plans. Mr. Pleasants explained the OSHA requirements to the commissioners. The commission would like to see a more formal plans for the 1" rise for the green side door. The commissioners questioned when the temporary handicap access ramp will be removed. They were granted 30 days past August 17, 2019.
Mr. Pleasants also asked the commission for information regarding the 1000-gallon propane tank, they want to build a stone wall around propane hatch in the lawn of the Museum. This will require a CoA.

A motion to continue the public hearing for the application submitted by Ms. Chapin, 5 Wykeham Road, for a Certificate of Appropriateness the applicant is asked to submit design plans with a 1" rise at the side of the museum for the next meeting on October 21, 2019 by Mr. Hollinger, seconded by Ms. Mills. Passed 5-0 vote.

Mr. Pleasant asked the commissioners about the temporary ramp if it could stay up until the new ramp installed, the commission advised Mr. Pleasants that the ramp is to be removed within thirty days of the 17th day of August, as per the agreement that was made.

Regular Meeting: 1.09:00

Mr. Hollinger called the regular meeting to order at 8:13 p.m. and seated Ms. Boyer, Ms. Mills Ms. Woodroofe, Mr. Hollinger and Ms. Van Tartwijk (for Ms. Averill)

Unfinished Business: 1.09:28

Application for CoA by Ms. Locker, 97 Calhoun Street for installing two basketball hoops on driveway and paving existing driveway was continued to next month’s meeting October 21, 2019

Application for CoA by Mr. and Ms. Chase, 129 Calhoun Street for replacing asphalt shingle roof on main house with a metal roof was continued to next month’s meeting October 21, 2019.

Application for a CoA by Mr. and Ms. Doherty for 214/212 Calhoun Street for replacing windows, exterior trim, siding and soffits on exterior of house. Existing main low pitch roof, metal shingles to remain and be painted. Remove existing asphalt shingle roof on kitchen wing and replace with copper standing seam roof which includes snow guards with copper gutters and leaders. Remove existing wood deck with wood and steel deck as per site plan. Add stone terrace and steps on the north side of the house. Revise driveway configuration was withdrawn by Peter Talbot.

Application for a CoA by Ms. Chapin, 5 Wykeham Road, for installing a handicap access ramp at the entrance of the Gunn Historical Museum was continues until next month’s meeting October 21, 2019.

Delay of Demolition: 1.09:40

A draft delay of demolition was handed out to the commissioners for them to review. Mr. Fairbairn researched around twenty delay of demolition ordnances in Connecticut, to write his draft. He advised the commission members of the different factors that are the different towns address; such as age of structure, size of structure and time frame of delay. The commissioners would like to speak to
the Board of Selectman about the draft ordinance. They would like their input and then start to circulate the draft. The commissioners would also like Attorney DiBella to review and get his input. They discussed how the Towns that have a delay of demolition ordinance have review committees. They had a brief discussion about how many square feet the ordinance should protect, Mr. Fairbairn reported 500 square feet is about average. The commissioners thought that a 90-day delay is too short and would like to see a 180-day delay. Mr. Fairbairn would like to revise the draft and submit to the board of selectman. He will send a copy of the revised draft to the Historic District Clerk.

**Commission consensus on legal action, How aggressive?** 1:28.00

Mr. Hollinger advised the commission that he researched how some of the other towns deal with CoA violations. He asked the commission to give their input on how they think violations should be handled in town. The commission members then stated that they would like to ensure that there are no mistakes while applicants are getting various permits within town hall. The commission asked the clerk to gather various permits and bring them to the next meeting to see if they could possibly add is property in historic district, on the various applications, as a to ensure that mistakes are not made. They had a brief discussion about the informational letters that were sent out to property owners, real estate agents, and attorneys.

**Other Business:** 1:45:55

Mr. Hollinger did some research on cemeteries and the commission had a brief discussion regarding the Connecticut general statute, 19a-315c, this statute is about the proper maintenance of burial places.

**Consideration of the Minutes:** 1:48:00

The commissioners reviewed the minutes from the August 19, 2019 meeting.

*A motion to approve the August 19, 2019 minutes as written was made by Mr. Hollinger seconded by Ms. Boyer Passed 5-0 vote.*

*A motion to adjourn the meeting at 8:50p.m. By Mr. Hollinger seconded by Ms. Boyer Passed 5-0 vote.*

Respectfully submitted,

Karen Buell, Historic District Clerk

September 19, 2019