

**CITY OF NORWALK
HISTORIC DISTRICT NO. 1
REGULAR MEETING
JUNE 2, 2015**

ATTENDANCE: Stuart Sachs, Chair; Guy Horvath, Gail Steven, Roger Weldon

STAFF: Diego Guerrero, Zoning Design Review Coordinator

CALL TO ORDER.

Commissioner Sachs called to order at 6:08 p.m.. A quorum was present.
Commissioner Sachs introduced the Commissioners present.

Certificate of Appropriateness: Application #2015-05 - by Jackie Moore for a Certificate of Appropriateness to replace the roof at 141 Beach Street in the Pembroke City Historic District.

Ms. Jacqueline Moore of 141 Beach Street came forward. Commissioner Sachs said that he had driven by and seen the new roof on the house. Ms. Moore said that she had heard about a City program for homeowners to do with repairs. She said that she submitted an application and noted that it was a historical property on the application. The funding was approved and she went ahead and replaced the roof. When she bought the property, she did not know that this was a historical property, but found out when she went to replace the fencing and gates. She had no idea that she needed to let the Commission know about this.

Commissioner Sachs said that the Commission's task is to maintain the historical aspect of the neighborhood. Commissioner Horvath said that this seemed to be a straight repair and replace situation.

Ms. Moore said that there were some pillars on the front of the house that don't match the other pillars. There are also windows in the front that need work, but she did not know what to do. Commissioner Sachs said that there are alternatives and there are times when things can be done historically that will last longer. He said that much depends on how long the owner plans to live in the house and what has been done. The Commission is happy to help advise someone when they submit an application. The Commission has purview of everything that can be seen from the public right of way.

Commissioner Weldon said that fixing the ropes in the windows is simple and then described how it was done. Commissioner Stephen agreed and said that she had replaced her ropes after watching the repairman do it a few times. Commissioner Sachs said that he had learned to put plastic sheets in front of the windows and it cuts down on drafts.

Even if he replaces the plastic every year at the cost of \$19.00 per box, it's cheaper than replacing the windows.

Mr. Guerrero said that he could get Ms. Moore an application and left the meeting to do so with the Commissioners' approval.

Mr. Guerrero left the meeting at 6:25 p.m.

Ms. Moore said that she was very surprised and nervous when she received the letter about the roof. She wanted to do the right thing. Commissioner Sachs said that the Commission was here to help.

Commissioner Sachs asked if there was anyone who wished to speaking in favor of or against the application. Hearing none, he closed the public hearing on Application 2015-05.

Mr. Guerrero returned to the meeting at 6:27 p.m.

Certificate of Appropriateness - Application #2015-04 - by Jeffrey Cepeda for a Certificate of Appropriateness to remove existing asbestos shingles, replace siding, replace all windows, repair and replace roof shingles and demo existing wood fences and all trees and shrubbery at 325 Harriet Street/179 Maple Street in the Pembroke City Historic District.

Mr. Edgar Richardson came forward to speak about the application. Mr. Richardson distributed photos of the various types of materials. He said that there was a felt sheet that could be put over the asphalt shingles and the cedar siding placed on top of that.

The discussion moved to Picture 2 on page 2, about the trim and siding. The contractor said that he plans to build over the current siding. Commissioner Sachs said that the this would encapsulate the asbestos. It was noted that the cedar materials were different. <s/ Marianne Hymovich, the owner, said that the cedar shingles were a different color. Commissioner Sachs said that the Commission does not have purview over the color of the house.

Commissioner Horvath asked if the cedar fish scale went all the way up. A discussion followed about the details of the façade.

Ms. Hymovitch said that there was a tree that they wanted to take down. Commissioner Horvath explained that they did not have purview over that because it was landscaping.

Ms. Hymovitch asked about possibly installing a black iron fence. Commissioner Sachs said that it would have to be done with a new application.

The discussion moved to the outside lights and the fact that there were four different types of light fixtures. Mr. Jeffery Cepeda indicated which one he liked the best and said he would like to have the same design for all the fixtures.

The discussion moved to one of the corners that appeared to be repaired in a poor manner. Commissioner Horvath said that he thought someone attempted to repair it in the past.

Commissioner Horvath said that the diamond pattern of shingles were probably not available, which is why the fish scales shingles were being considered. A discussion followed about where the fish scale shingles would be located on the house.

Mr. Cepeda asked about the roof corner boards. Commissioner Horvath explained why it should be done properly to prevent rot.

Commissioner Weldon asked for clarification regarding the encapsulation of the asbestos shingles and bulking out the house with the additional build. Discussion followed.

The discussion then moved to the decking and the composite materials. Commissioner Sachs said that his major concern with the composite materials of decking was that it fades. The best ones were the gray colors. He explained that if something large is left on the deck for a long period of time, the owners could end up with a ring on the deck from sun fade.

Commissioner Sachs asked about the gutters. Commissioner Horvath said that the gutters and leaders that are brown look like aged copper. He said that it was up to the owners but that he would recommend brown. Commissioner Weldon said that there was a house that had half round gutters and it would be good to see it.

Commissioner Sachs asked about the shutters. The Contractor said that there were no shutters. The discussion then moved to the doors. The contractor said that he was planning on refurbishing the doors that were in place. Commissioner Sachs said that if they decided to change the doors, they need to come back.

Commissioner Horvath asked about the attic windows. He was told that the attic windows were sealed and couldn't be opened.

Commissioner Weldon asked about some decorative motifs. The contractor said that he was going to try to replicate any decorative moldings that were in place.

Commissioner Sachs then asked if anyone was present to speak in favor. Mr. Jeffrey Cepeda came forward and said that he was in favor of it. Commissioner Sachs then asked if anyone was present to speak in opposition. Hearing none, he closed the public hearing on Application #2015-04.

Commissioner Sachs then closed the public hearing portion of the meeting.

NEW BUSINESS.

- **Application #2015-04 - 325 Harriet Street/179 Maple Street**

**** COMMISSIONER WELDON MOVED TO APPROVE APPLICATION # 2015-04 FOR 325 HARRIET STREET/179 MAPLE STREET WITH THE FOLLOWING CONDITIONS:**

- **THE FIRST FLOOR SIDED WITH CLAPBOARD WITH CORNER BOARDS.**
- **THE SECOND COMPOSITE BUT END SHINGLES.**
- **THE THIRD FLOORS SHALL BE COMPOSITE FISH SCALE SHINGLES.**
- **THE BACK BAND OF THE WINDOWS AND DOOR FRAMES WILL BE PROJECT PAST THE SIDING SUFFICIENTLY.**
- **DECORATIVE ATTIC WINDOWS SHALL REMAIN INTACT.**
- **THERE ARE NO SHUTTERS TO BE INSTALLED.**
- **DOORS OF THE HOUSE ARE TO BE REFURBISHED. IF AN ALTERNATE IS DESIRED, THE COMMISSION MUST BE SHOWN WHAT THE ALTERNATE MATERIAL IS.**
- **GUTTERS ARE TO BE HALF ROUND.**
- **ROOF REPLACEMENT, IF AND WHEN DONE, WILL HAVE A RIDGE VENT.**
- **EXISTING WOOF FENCE MAY BE REMOVED. ANY NEW FENCE WOULD REQUIRE A NEW APPLICATION WITH THE SPECIFIC MATERIALS INDICATED.**
- **COMPOSITE DECKING IS PERMITTED.**
- **REGARDING THE LIGHTING, PHOTOGRAPHS #1 & 2 SHOULD BE REFURBISHED. #3 SHOULD BE REPLACED WITH A SIMILAR BACK DOOR STYLE FOR #179 MAPLE.**

**** COMMISSIONER HORVATH SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

- **Application #2015-05 - 141 Beach Street**

**** COMMISSIONER SACHS MOVED TO APPROVE APPLICATION #2015-05 FOR 141 BEACH STREET.**

**** COMMISSIONER WELDON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

OLD BUSINESS.

There was no additional old business to discuss at this time.

MINUTES OF FEBRUARY 2015, MAY 2015.

The Commissioners agreed to table the minutes at this time.

ADJOURNMENT.

**** COMMISSIONER STEPHEN MOVED TO ADJOURN.**

**** COMMISSIONER WELDON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:35 p.m.

Respectfully submitted

Sharon L. Soltes
Telesco Secretarial Services