

Windham Historic District Commission Meeting  
February 25, 2009

Commissioners present: W. McMunn, Chair; Alice Burns-Decelles, David Masopust, Nancy Ames

The Public Hearing was called to order at 7:35 pm.

Andrzej Walczok and Halima Elidrissi, and their advisor, Bradford Currier, presented an application for 10 projects at 28 North Road (Property #70):

1. Stone Wall

A. The applicants propose to extend the existing stone wall at the front of the property adding a gate of either wrought iron or white vinyl pickets and possibly two stone pillars with lights at the driveway entrance. A rough sketch of the stone wall and pillars was presented.

B. The applicants request the flexibility to substitute a white vinyl picket fence at a height anywhere from 36" to 48" for all or part of the stone wall described above. A small picture in a brochure was presented. Mr. Walczok said that he had ordered a sample of the fence but it had not arrived in time for the meeting.

2. Windows

The applicants propose to replace the existing single pane windows with wood-framed thermo pane windows. Samples provided.

3. English Garden Fencing

The existing deteriorating wood picket fence will be replaced with a white vinyl picket fence that mimics, in height and appearance, the fence being replaced. The line of the existing fence will be extended to the north edge of the porch. A small picture in a brochure but no actual sample was presented – see item 1.B above.

4. Thermo Spa

The applicants propose to build a roof over a thermo spa that will be located as indicated on the drawing accompanying the application. The roof will be covered by wood shingles and will be held up by four wood pillars. The applicants stated that the Thermo Spa will not be visible from the road because it will be hidden by the main block of the house and the terrain. However, the roof over the Thermo Spa may be visible from the road.

5. Wood Sliding Doors

The applicants propose to replace an existing door on the north side of the ell and replace it with wooden sliding doors as shown in the application and in drawings and photographs presented at the meeting.

6. Alterations to Ell

- A. The applicants propose to remove an existing deteriorated window and replace it with a smaller window. Sample window presented.
- B. The applicants propose to reduce the existing doorway from 36" wide to 32" wide and replace the wood door with a steel paneled fire-rated door. Mr. Walczok stated that he had been told by the Fire Marshall that the steel door is required for safety.
- C. Withdrawn

7. Chicken Coop

The applicants propose to add a 10' x 10' chicken coop, set on piers, with a wood board and batten exterior and asphalt shingle roof to the rear of the existing barn. Siding and roofing will match those of the barn.

8. Addition to Barn

The applicants propose to add a 1+ story addition at the rear of the existing barn to accommodate two horse stalls and a tack room. The addition will replicate the barn in appearance and materials.

9. Sign

The applicants propose to erect a wood carved sign with down lighting in front of the house.

10. Lattice

The applicants propose to erect vinyl lattice on the east side of the porch as a privacy measure.

The Public Hearing was closed at 8:35 pm and the Commission Meeting was called to order.

The Commissioners addressed the pending application for 28 North Road:

Dave Masopust moved that the Commission approve item 1.A. subject to the Commission's approval of the design of the wrought iron or white vinyl picket gate, the stone pillars, and the lights on the pillars. Alice Burns-Decelles seconded the motion. The motion passed unanimously.

Dave Masopust moved that the Commission approve item 1.B. subject to the fence being the same as described in item 3. Alice Burns-Decelles seconded the motion. The motion passed unanimously. Note that, as in item 3 below, a sample of the fence must be presented to the Commission for approval before construction.

Dave Masopust moved that the Commission deny the thermo pane replacement windows proposed by the applicants. Alice Burns-Decelles seconded the motion. The motion passed unanimously. The Commissioners based their decision on the appearance of the presented samples and encouraged the applicants to examine the windows installed at 30 Plains Road (Property #50) as a more appropriate alternative.

Dave Masopust moved that the Commission approve replacing the existing wood fence described in item 3 with a vinyl fence subject to the Commission's approval of a sample of the proposed vinyl fence. See item 1.B. above. Alice Burns-Decelles seconded the motion. Bill McMunn, Dave Masopust, and Alice Burns-Decelles voted to approve the motion. Nancy Ames voted against the vinyl fence.

Dave Masopust moved that the Commission approve the roof over the thermo spa as described in item 4. Alice Burns-Decelles seconded. The motion passed unanimously.

Dave Masopust moved that the Commission approve the wooden sliding doors as presented in item 5. Alice Burns-Decelles seconded. The motion passed unanimously.

Dave Masopust moved that the Commission approve the concept for the door and window placement for item 6 A. as shown in the drawing presented at the meeting. Because the window samples presented in item 2 above were not approved, more appropriate samples must be presented to the Commission for review and approval before construction. Alice Burns-Decelles seconded the motion. The motion passed unanimously.

Dave Masopust moved that the Commission approve the size reduction of the door on the ell and the replacement of the wood door with a steel door, item 6.B, as illustrated in a drawing and photograph presented at the meeting. Alice Burns-Decelles seconded the motion. The motion passed unanimously.

Dave Masopust moved that items number 7 and 8 be combined and that the commission approve a 1+ story addition to the existing barn consisting of a chicken coop, two horse stalls, a tack room and a hay loft, with siding and roofing to match the existing barn, as shown in the drawings presented at the meeting. Alice Burns-Decelles seconded the motion. The motion passed unanimously.

Dave Masopust moved that the Commission approve the request for a sign as presented in item 9 with the exception of the lighting. The Commission does not consider lighted signs to be appropriate in the Historic District. Alice Burns-Decelles seconded the motion. The motion passed unanimously.

Dave Masopust moved that the Commission approve the vinyl lattice described in item 10. Bill McMunn, Dave Masopust, and Alice Burns-Decelles voted to approve the motion. Nancy Ames voted against the vinyl lattice.

The minutes of the February 4, 2009 meeting were approved.

Bill McMunn has made a report to the CT Commission on Culture and Tourism regarding the number of applications processed by the Windham Historic District Commission in 2008.

Bill McMunn also reported that he has written a letter of support for the Town of Windham's application to become a Preserve America Community.

The Commissioners agreed to send a letter to all property owners in the historic district reminding them of the fact that their properties are in the historic district and that exterior alterations must be approved by the Commission.

The next meeting of the Windham Historic District will be March 25, 2009 at 7:30 pm at the Windham Center School.

The meeting was adjourned at 9:45 pm.

Respectfully submitted,

Nancy Ames