

## **Town of Windham Windham Historic District Commission**

The Windham Historic District Commission held a regular commission meeting on **Wednesday, August 27, 2014 at 7:30 p.m.** at the Windham Center Congregational Church, Windham, Connecticut.

The meeting was called to order at 7:30 by William McMunn, Chairman. Commissioners present were David Masopust, Alice Burns-Decelles, and Nancy Thorpe. Also present were Richard Swartwout and Bob Horwell of St. Paul's Episcopal Church; and Windham resident, Alton Nichols.

Minutes of previous meeting have been posted on the Town of Windham web site and were approved.

There were no applications to review or approve but other topics for discussion included:

1. Jordan Herrick's proposed subdivision of the former Flanzer property which extends from Mullen Hill Road to Windham Center Road and includes the currently vacant property at 26 Windham Center Road between the Shooks and Jester properties. Commissioners reviewed drawings and aerial photos of the area.
  - a. Mr. McMunn reported that he had spoken to Jordan Herrick. Three lots are proposed in the subdivision. Mr. Herrick told Mr. McMunn that there would be no building on the westernmost portion of Lot #2 which is 26 Windham Center Rd, in the historic district. Consequently, no work will be done that will require a Certificate of Appropriateness. Mr. McMunn advised the commissioners that this is a good time to begin to think about a policy regarding new construction in the district. The Herrick subdivision is on the agenda for Planning and Zoning.
2. Proposed work at St. Paul's Episcopal Church. Richard Swartwout and Bob Horwell discussed the proposed work that will address three concerns:
  - a. The church needs a new roof. The material being considered is an asphalt architectural shingle.
  - b. Repair to the soffit and fascia boards, replacing these with the same materials as currently in use.
  - c. Front entry needs to be updated to be handicapped accessible. A change in the entry level is being considered with a wider pathway around the side, landscaping, and building up the stone wall. Mr. Horwell showed a drawing and gave a detailed explanation of the plan that would call for building up the level of soil and stone in front of the church to provide such access without the construction of a long and potentially unsightly ramp.

This was discussed by commission members and there was a concern for harmful drainage onto adjacent property and Plains Road. It was suggested that St Paul's representatives discuss the plan with town public works, State Historic Preservation Office, and engage the "Circuit Riders". The Commission confirmed that a Certificate of Appropriateness would be necessary for this project.

5. Other items which may properly come before the Commission. Alton Nichols said replacement of the roof on his garage is pending.

6. The next meeting of the Historic Commission is scheduled for Wednesday, September 24, 7:30 at Windham Center School. With no further business, the meeting was adjourned at 8:45 PM.

Respectfully submitted,

Nancy Thorpe, Commissioner