

**CHENEY BROTHERS NATIONAL HISTORIC DISTRICT COMMISSION
THURSDAY, JULY 2, 2009
LINCOLN CENTER HEARING ROOM
4:30 P.M.**

Members Present: Vivian Ferguson, Robert Shanbaum, Bettye Kramer, John Malone,
Susan Berte, Lynne Ferrigno, Barbara King, John Dormer

Also Present: Mark Pellegrini, Director of Neighborhood Services
and Economic Development

Members Absent: S. Lee Bogli, Mary Tierney, James Quaglia, John Wilks, Rita McParland,
Leslie Frey,

Adoption of minutes of April 30, 2009 Meeting

The minutes of April 30, 2009 were adopted by consensus of the members present.

Review and recommendation on court yard pavement replacement at Cheney Hall

Mark Carlino, Director of Public Works/Town Engineer, explained the proposal to replace the brick pavers in the courtyard in front of Cheney Hall. He explained the courtyard with the brick pavers was constructed in 1988 and was intended to provide an outdoor space at the front of the Cheney Hall. The courtyard is constructed of a concrete base pad with a thin brick veneer set with mortar. Mr. Carlino said this material and construction has not worn well. The mortar is constantly loosened by freeze and thaw cycles, brick in popping out, and creating a hazard for the public as well as an ongoing maintenance problem for Town forces.

Mr. Carlino said the proposal is to remove the existing courtyard pavement material and replace it with a stamped concrete. He said the concrete will be colored all the way through. He said the Town had received a \$30,000 grant from the Timkin Foundation for this work and that the proposed replacement material had been approved by the Connecticut Commission on Culture and Tourism, which must approve any changes to the Cheney Hall building or site by virtue of a preservation restriction that is imposed on the property. In response to questions from Commission members he said he would expect a 40 to 50 year lifespan for this material. In response to questions from Ms. Ferrigno, Mr. Carlino said the final color of the replacement courtyard has not been decided, but the specifications will require the successful bidder to pour four sample pads for Cheney Hall representatives and the Town to choose from. He said the color may be variegated or may be uniform, depending on the samples.

Ms. Kramer moved to approve the proposed replacement material recommended by the public works department. Ms. Berte seconded the motion and all members voted in favor. The members agreed the current condition is unacceptable and the new replacement material will be more attractive and pose less of a safety hazard.

Discussion of the creation of an informational brochures for property owners in the mansion area on permitting requirements and processes for uses and for buildings' inside alterations

Ms. Ferguson said she felt it was advisable for the Commission to prepare some materials that could be distributed to the owners of the Cheney family mansions to ensure that going forward, new property owners will be aware of the zoning regulations governing the mansion properties. She said Mr. Pellegrini had agreed to work on this brochure for the zoning regulation requirements, and Mr. Shanbaum agreed to assist in that effort. Mr. Shanbaum wondered if it would also be advisable to create a brochure that would apply not only to the Cheney family mansion area, but also to all the properties in the Cheney Historic District. Mr. Pellegrini recalled there had been building rehabilitation guidelines prepared several years ago and distributed to property owners in the East Side. He said he would get that to everyone on the Commission for their information, and especially to Mr. Shanbaum.

Any other business

Ms. Ferguson said she had heard rumors that one of the mansion owners wanted to build a new driveway from Hartford Road to one of the mansions. She said she felt this would be very destructive of the District and was another indication that providing information on the rules for the District was important for new property owners.