

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

Members Present: Vivian Ferguson, Robert Shanbaum, S. Lee Bogli, Bettye Kramer,  
John Malone, Susan Berte, James Quaglia, John Wilks, Rita McParland,  
Lynne Ferrigno, Barbara King, Leslie Frey, John Dormer

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

Members Absent: Mary Tierney

Adoption of Minutes of March 12, 2009 Meeting

There were two corrections suggested for the minutes: one to correctly spell Mr. Quaglia's name under Election of Officers, and the other to delete the word "painted" from the last sentence on page 1 from Ms. Ferguson's comments.

The corrected minutes were adopted by consensus.

Review and Recommendation of Revision to Exterior Building Elevation – Dye House

Mr. Jim Carter represented the applicant. Before turning the item over to William Crosskey, the project architect, Mr. Carter brought the Commission up-to-date on the status of the project. He thanked the Commission for its support of the project and for holding this special meeting. He said the Dye House project was on track to start construction this summer and the building plans have been submitted to the Building Department for review and have been approved by the state and federal historic offices. Mr. Carter said the applicants are before the Commission because the federal National Park Service required that the loading door in the interior courtyard be retained.

In response to questions from Ms. Frey, Mr. Carter said the applicants would like to start construction this summer and estimate completion of the project in 16 months. In response to questions from Mr. Shanbaum, Mr. Carter said the financial markets and the prices for tax credits are, at the moment, affecting the financing for the project. He noted that tax credits had been selling for 85 cents on the dollar, but dropped to between 60 and 70 cents on the dollar. The recent stimulus package passed by Congress included funds that would authorize the federal government to buy back historic tax credits issued to the states at 85 cents on the dollar, and also provided Connecticut with \$28 million for gap financing for approved affordable housing projects. Mr. Carter said CHFA has been very supportive of the Dye House to this point and he was optimistic that the financing would be secured.

Mr. William Crosskey, project architect, explained that the National Park Service required the applicants to retain the loading dock doors on the interior courtyard. He reminded the Commission the applicant intended to remove the doors and match the existing window openings on the building. The Park Service wanted to keep the loading doors as a reference to the utilitarian function of the building's interior courtyard. Mr. Crosskey showed elevations that would fill the loading door opening with wooden doors painted to match the green trim on the building. The doors would look exactly like those being replaced, with the exception that the window openings would be operable casement windows to provide ventilation to the residential unit. The doors would be insulated as well, but would not be operable.

Ms. Ferguson thought keeping the doors was a good idea, and Mr. Dormer said the design presented was a good solution to the problem. In response to questions from Ms. Ferrigno, Mr. Crosskey confirmed the door would be painted the same color as the window trim.

Mr. Shanbaum moved to recommend the revision of the building elevation to the Planning and Zoning Commission for approval. Ms. Frey seconded the motion and all members voted in favor.

#### Any other business

On behalf of the Cheney Brothers National Historic District Commission, Ms. Kramer presented a floral arrangement to Ms. Ferguson on the occasion of her birthday.

Ms. Ferguson mentioned that the Planning and Zoning Commission did not agree with the Cheney Commission's recommendation on painting the windscreens for the solar array on the Clark building on Hartford Road, as the Commission had recommended for the Fuss & O'Neill building renovation project. Mr. Pellegrini said the applicants had learned, subsequent to the Cheney Commission meeting, that the manufacturer and installer of the solar array was concerned about the ongoing maintenance required to keep paint on the galvanized windscreen. The installer was also concerned that painting the windscreen a dark color may affect the efficiency and functionality of the solar arrays, since that dark color would absorb more heat.

Ms. Ferguson announced the four properties that would receive the Historic Preservation Awards. They were 14 Elm Terrace, 84 Prospect Street, 99 Pitkin Street, and 123 Boulder Road. She said two other projects were considered but since the work was not yet complete they would likely be considered next year.

Ms. Frey announced that the award ceremony would be held on Thursday, May 21 at 5:00 p.m. in the Lincoln Center Hearing Room and she encouraged all members to attend.

The meeting adjourned.

**NOTICE: THE CASSETTE TAPE RECORDING OF THE BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.**

**OFFICIAL TAPE NO. 26**

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