

**CHENEY BROTHERS NATIONAL HISTORIC DISTRICT COMMISSION
MINUTES OF MARCH 21, 2019
MANCHESTER ROOM – TOWN HALL
5:00 P.M.**

Members Present: Lynne Ferrigno, Co-Chair; Rita McParland Deborah Starkel,
Mary Dunne, Susan Barlow, Tom Ferguson, Starr McLean, and
Jack Prior, Ex-Officio

Also Present: Gary Anderson, Director of Planning & Economic Development
Judith Schuberth, Senior Administrative Secretary

Members Absent: Bettye Kramer, Co-Chair; Leslie Frey, Secretary; James Quaglia, Bruce
May, Mary Ann Handley, and William Farley

I. Adoption of the Minutes of October 18, 2018

Ms. Ferrigno called the meeting to order and introduced Susan Barlow, a previous member of the Commission back to the Commission. Ms. Barlow said she is the current Town historian and that she was happy to be reappointed. The members and staff present introduced themselves and welcomed Ms. Barlow.

Ms. Ferrigno asked for a motion to adopt the minutes. Mr. Ferguson made the motion to adopt the minutes and Ms. Starkel seconded. Ms. Ferrigno asked if there were any changes to the minutes and members suggested several grammatical and typographical changes. All members voted to adopt the minutes as corrected except Ms. McParland and Ms. Barlow who abstained.

Ms. Ferrigno said there was an amended agenda and asked for a motion to accept the amended agenda. Mr. Ferguson made the motion to adopt the amended agenda, Ms. Starkel seconded the motion and all members voted in favor.

II. Old Business

There was no old business for review.

III. New Business

1. Review and Recommendation: Window Replacement at 160 Hartford Road – Fuss & O'Neill

Cheryl Gagne, Administrative Services Manager for Fuss & O'Neill, presented the application to replace 88 windows installed in 2002 with new double paned windows with internal muntins at 160 Hartford Road. Ms. Gagne said that while Fuss & O'Neill (F&O) no longer owns the building the company has undertaken the care and maintenance of the

building, investing the time and effort necessary to maintain the historic elements of the building. F&O recently signed a lease through 2025.

Ms. Gagne presented photographs of the existing windows which have clouded due to seal failures within the windows. Ms. Gagne said the replacement windows closely match the windows that were replaced in 2008, are energy efficient, and include muntins inside the windows.

In response to questions from Ms. Dunne, Ms. Gagne said that all of the 88 windows of the three-story building will be replaced. She presented a building elevation and indicated the windows to be replaced and said the muntins are inside the windows. In response to question from Ms. Starkel, Ms. Gagne said the windows will look identical to the windows from the 2008 window replacement project.

Mr. Douglas Meyerson, President of Mercury Excelum, the manufacturer, presented a sample window which he said is exactly the same as the replacements, only smaller. The replacement windows are eight feet in height and therefore he was unable to bring one of those with him. .

In response to questions from Mr. McLean, Ms. Gagne said the existing windows have interior muntins and that unless you are close to a window you cannot tell whether the muntins are interior or exterior. The failing 2002 windows have exterior muntins.

In response to questions form Ms. Dunne and Ms. Barlow, Mr. Meyerson could not give an estimate of cost to fabricate windows with exterior muntins, but said the increased cost would likely be significant.

Mr. Ferguson said aesthetically the interior muntins will be adequate and F&O has improved the buildings significantly since they took over the building. Mr. Ferguson made a motion to accept the application as presented and Ms. McParland seconded the motion. Ms. Ferrigno asked for any comments.

Mr. McLean noted the efforts F&O has made over time to improve the buildings and said because they match the existing windows the application should be approved.

Mr. Prior said it was disappointing that the muntins could not be external. Ms. Barlow said she would have difficulty supporting the application without knowing what the additional cost would be to have external muntins. Ms. Dunne said she appreciates all the work F&O has done to improve the buildings but she could not support the application if the muntins are internal. Mr. Ferguson said that the new windows will match the windows that were installed in 2008 which have the internal muntins.

Hearing no more comments Ms. Ferrigno asked for a vote. Ms. McParland, Mr. Ferguson, Mr. McLean, Ms. Starkel, and Ms. Ferrigno voted in favor of the motion. Ms. Dunne and Ms. Barlow voted against the motion. The motion passed five votes to two.

2. Door Replacement at 175 Pine Street – Manchester Historical Society

Mr. Anderson explained that this item is not a formal application in that Planning and Zoning Commission approval is not required for minor elevation changes, but staff thought it would be appropriate for the Cheney Commission to view and comment on the Historical Society's (Society) proposal, he said.

Mr. Prior said that during a routine fire inspection of the Society the Fire Marshal noted the emergency fire exit from the loom rooms needed to be replaced immediately. The room would have to be closed to visitors, until a code compliant door is installed. Mr. Prior presented a photograph of the existing door, and reviewed the code requirements for a fire escape door. The door would be made to look historically accurate and, instead of two doors a single door 40" wide will be installed. The door and the molding around the door would be added which will match the style of the existing doors in the building. He referred members to the rendering he submitted.

In response to questions from Ms. Dunne, Mr. Prior said the door would be changed from two doors to a single 40 inch wide door and that the light above the door would be a Cheney green goose neck fixture.

Mr. Prior explained the door would be on the north side of the building facing a self-storage facility and would not be visible from the street.

Members expressed their support for the change.

3. Start Time of Meetings

Mr. Ferguson said it is difficult for some members who work until 5:00 p.m. to arrive on time for meetings.

Ms. Ferrigno said that if a meeting begins at 5:30 p.m. and a meeting is 1½ hours then the Commission would not leave until 7:00 p.m., which could potentially pose additional schedule conflicts. With so many members absent at the meeting she suggested it may be better to wait until more members are present before deciding on a potential time change. Ms. Barlow and Ms. Dunne said they would prefer the 5:30 start time.

Mr. Ferguson made a motion to move the meeting start time to 5:30, Mr. McLean seconded and all members voted in favor.

IV. Communications

1. 99 Hartford Road

Mr. Anderson reported that the real estate sign in front of 99 Hartford Road exceeded the permitted size according to the sign regulations. The realtor replaced the sign with one that meets the permitted size in the sign regulations.

The realtor had marketed 99 Hartford Road as a potential multi-family property. Mr. Anderson said he called the realtor and explained that is not a permitted use in the Mansion district. He reviewed the permitted uses with the realtor and she adjusted her advertising based on permitted uses in the historic zone.

V. Committee Reports

Historic Preservation Awards

Ms. Ferrigno reported that a citizen nominated 44 Ridge Street, and that Ms. Frey provided several homes for consideration via email. Mr. McLean said he has not received any notification of a meeting of the subcommittee. Ms. Ferrigno explained that since there are nominees a meeting will be called soon. Ms. Ferrigno reported that she will not be available to set up for the ceremony as in the past and that someone will be needed to work with Mr. May.

VI. Public Comment

There were no comments from the public.

VII. Adjournment

Mr. Ferguson moved to adjourn. Ms. Dunne seconded the motion and all members voted in favor.