

**MINUTES  
SPECIAL MEETING  
WINDSOR HISTORIC DISTRICT COMMISSION  
SEPTEMBER 5, 2002 5:30 PM  
ROSE ROOM, TOWN HALL  
275 BROAD STREET, WINDSOR, CONNECTICUT**

Present: Commissioners Pleva, Raney, Watts, Pier, Hinckley, Ermenc

Also Present: Assistant Town Planner Bachand

**I. Call to Order – Public Hearings for Certificate of Appropriateness**

Commissioner Pleva called the meeting and public hearing to order at 5:35 PM.

- a. 281 Palisado Avenue – Nadra Moses-Mattis  
Request to Change Windows and Add Siding

Commissioner Pleva introduced the applicant, Nadra Moses-Mattis, and asked that she present her proposal. At that time, Ms. Moses-Mattis provided pictures of her home to the Commission members for review and stated that the application pertains to siding and windows. As the Commission members were reviewing the pictures the contractor for the proposed work, Ralph DiCristofaro, arrived for the public hearing. Mr. DiCristofaro displayed samples of siding and windows for the Commission. The windows are thermal insulated vinyl replacement windows, which will match the original windows of the home. The siding proposed for use is white vinyl with texture, and will match the original color of the wood on the home. Ms. Moses-Mattis and Mr. DiCristofaro assured the Commissioners that the existing brick on the home would not be covered in any way. Ms. Moses-Mattis added that maintaining paint on her home is nearly impossible, as it has required painting four times in the past ten years. She also stated that other options were considered, such as replacing the existing wood. Ms. Moses-Mattis added and Mr. DiCristofaro confirmed that these options were at least double the cost of vinyl siding and, therefore, too costly an option for the applicant.

Commissioner Pleva closed the public hearing and opened the table for discussion.

Commissioner Hinckley expressed some concern over the use of vinyl siding in the historic district in that a precedent might be set through this proposal. Commissioner Pleva then noted that the Handbook of the Historic District Commission requires that the Commission give more favorable consideration to siding on structures erected after 1940, and since the applicant's home was built in 1964, there would be no set precedent. Commissioner Watts stated that, due to the style and age of the home, he believed siding would be acceptable.

**Commissioner Pier made a motion to approve the siding and windows at 281 Palisado Avenue as presented to the Commission by the applicant and contractor. Commissioner Watts seconded the motion. The motion passed by a vote of 6-0-0.**

- b. 368 Palisado Avenue – Michael Sudduth  
Request to Rebuild Chimney

Commissioner Pleva opened the public hearing.

Assistant Town Planner Bachand stated to the Commission members that the applicant, Michael Sudduth, would be unable to attend the public hearing and provided information and pictures to the Planning Department for the Commissioner's review. Assistant Town Planner Bachand also stated that the applicant needs to have the chimney rebuilt from the roof-line upward and that supporting documentation indicates that there is significant damage and a safety threat. Commission members then reviewed the applicant's materials.

Commissioner Pleva closed the public hearing and opened the table for discussion.

Commissioner Hinckley expressed her disappointment in the applicant's inability to attend the public hearing. She also stated that was very concerned about the style of materials that would be used in rebuilding the chimney. Commissioner Hinckley also indicated that information provided by the applicant to staff was not sufficient for approval of the chimney work at this time, recommending that brick samples be shown to the Commission to clearly demonstrate that older looking materials would be used. The other Commission members agreed with Commissioner Hinckley's concerns, and strongly suggested that the applicant, contractor or other representative be present at a future special meeting pertaining to this issue.

**Commissioner Raney made a motion to table a decision until the next special meeting. Commissioner Hinckley seconded the motion. The motion passed by a vote of 6-0-0.**

## **II. Close of Public Hearing**

The public hearings were individually closed as noted in Item I above.

## **III. Regular Business Meeting**

### **a. Discussion and Decision on Public Hearing for Certificate of Appropriateness**

The public hearings were individually discussed and decided upon as noted in Item I above.

### **b. New Business**

Commissioner Pleva announced that she will be leaving her position as chairperson of the Historic District Commission in January. She stated that this decision is necessary because she is moving to another community. Commissioner Pleva suggested that Commissioner Watts assume her duties as chairperson upon her departure. The other Commission members responded favorably to the suggestion.

**c. Old Business**

Commissioner Watts announced that recent obligations have limited the amount of time he has been able to devote to Historic District Expansion Committee activities. However, he has indicated that some materials should be prepared for delivery to the Planning Department in the coming weeks.

**d. Miscellaneous**

None

**IV. Adjournment**

The meeting was adjourned at 6:56 PM.

Attest J.B.