

**MINUTES
WINDSOR HISTORIC DISTRICT COMMISSION
SPECIAL MEETING
MAY 26, 2021
VIRTUAL MEETING, TOWN HALL
275 BROAD STREET, WINDSOR, CONNECTICUT**

**Present: Commissioner Rubino, Commissioner Raney, Commissioner Reardon, Alternate Commissioner Yonkman, and Alternate Commissioner Cassidy.
Alternate Commissioner Hinckley was present, but not seated.**

Also Present: Assistant Town Planner, Todd Sealy, Executive Director, Windsor Historical Society, Doug Shipman

Chairman Rubino called the meeting to order at 6:09 PM.

I. New Business

A. Minutes

- Minutes April 28, 2021

Motion: Commissioner Reardon moved to approve the Minutes of April 28, 2021 as presented. Commissioner Raney seconded the motion and it passed unanimously 5-0-0.

II. Public Hearings for Certificate of Appropriateness

A. 407 Palisado Ave. – Chimney Rebuilds, DiFelici

John DiFelici, the homeowner was present and addressed the Commission. Commissioner Raney asked if Mr. DiFelici was going to tear down the chimneys and rebuild. Mr. DiFelici said that is correct that all three of the chimneys need to be rebuilt. Mr. DiFelici stated that the rear chimney it is possible to reuse the brick that does not have stucco on it.

Commissioner Hinckley said she called Capasso Enterprises and they specialize in restoring the brick. Mr. DiFelici asked for their contact information.

Chairman Rubino asked about the mortar that would be used. Mr. DiFelici said it would be historically appropriate.

Commissioner Cassidy said that the intention and effort are appreciated and sounds like this would be properly done to match the aesthetics of the house.

Mr. DiFelici said that once the repointing is done, he might try to waste of the white wash off the bricks.

Motion: Commissioner Reardon moved to approve the application for 407 Palisado Ave. – 3 Chimney rebuilds, as proposed. Commissioner Rubino seconded the motion and it passed unanimously 5-0-0.

B. 108/118 Palisado Ave. – Roof Replacement, Town of Windsor

Whit Przech, Building and Facilities Manager was present and addressed the Commission. Mr. Przech stated that the Chaffee House Roof Repair is part of the Capital Improvement Plan for the town. Mr. Przech asked if the Commission would allow asphalt shingles inside of cedar shingles. The present roof is in very poor condition and needs to be replaced this year. Mr. Przech said that the project would go before Town Council at the first meeting in July and would like to finish the project before October. Mr. Przech said that the town is considering to scrape and repaint the soffits and any metal for the roof would be copper flashing.

Commissioner Cassidy asked why change the shingles to a modern asphalt. Mr. Przech said that the Town Manager requested your opinion of the asphalt shingles. Primarily it comes down to the cost of the shingles and asphalt is cheaper.

Commissioner Raney stated that the product that was picked is a good product. Mr. Przech said that this product has been used on many other town projects.

Commissioner Hinckley said that she has Timberline on her roof and it a big difference between cedar shingles and asphalt. Mr. Przech stated that whatever is decided, the town would do.

Commissioner Rubino asked why the color is black. Mr. Przech said that is the color used on all the town buildings. Mr. Przech said if the Commission goes with asphalt, they can pick any color to use.

Commissioner Raney asked if the whole roof was in need of repair. Mr. Przech said that the whole roof and the addition.

Commissioner Yonkman asked if there is a precedence in the past approved this. Not that any of the Commission knows.

Commissioner Rubino asked if there is plywood under the roof. Mr. Przech said that he is not sure, but might need to replace the plywood also. Commissioner Rubino asked if Mr. Przech looked into any grants for this project. Mr. Przech said that not yet, but he is going in front of the Town Council to ask for funding.

Mr. Shipman said that there is no plywood underneath the shingle roof. Mr. Shipman asked what the likelihood of the required maintenance to make it last the fifty years it should last. Mr. Shipman said that he would prefer to the wood shingle instead of the asphalt.

There was discussion among the Commission if appropriate to deny and reapply. In conclusion, the Commission determined that the application for asphalt could be denied and the applicant would be able to move forward with the cedar shingle without an application.

Motion: Commissioner Rubino moved to deny the application for 108/118 Palisado Ave. – roof replacement. Commissioner Raney seconded the motion and it passed unanimously 5-0-0.

III. Old Business

IV. Miscellaneous

V. Adjournment

Motion: Commissioner Reardon made the motion to adjourn at 7:03 p.m., Commissioner Raney seconded and it passed unanimously 5-0-0.