

Chaplin Historic District Commission
March 29, 2016

At a meeting on this date the Chaplin Historic District Commission unanimously approved the granting of a Certificate of Appropriateness to Diane Bray for demolition and rebuilding work on her house at 51 Chaplin St., Chaplin, CT. Members voting to approve were: Paul Peiffer, Chair; Diane Cox, secretary; Jean Givens, Warren Church and Carl Lindquist (alternate).

The Certificate includes the following features of the work:

1. demolition of the rear section of the present house and of a shed in the rear of the property
2. replacement of the rear section of the house including a new foundation of concrete textured to resemble the current foundation, new clapboards to match the front section and a new roof using architecture-grade shingles. A chimney and “outhouse” will not be replaced.
3. replacement of a small side porch
4. new windows in the rebuilt rear section will be 12 over 12 wherever possible and will be consistent with the size of the existing windows. Two additional windows will be added to the rebuilt section.
5. Doors in the original part of the house will remain where they are. The owner has the option of removing an existing door on the south wall. In the rebuilt section a door in the kitchen, now located on the north wall, may be relocated to the east wall, replacing one or both of the windows in that wall.
6. A storm door may be added to the front door (???) of the house. It will be a wood combination with glass and screen inserts above and two solid panels below.
7. three lantern style outdoor lights will be placed by each exterior door.
8. If propane tanks are visible from the street they will need to be have vegetative screening around them.
10. The driveway will be cleared and resurfaced with processed gravel.

Respectfully submitted,
Diane Cox, Secretary