

**TOWN OF CHAPLIN, CONNECTICUT
HISTORIC DISTRICT COMMISSION**

**MINUTES OF A PUBLIC HEARING AND SPECIAL MEETING
HELD ON June 2nd, 2015 IN THE CONF RM, CHAPLIN LIBRARY**

Public Hearing

Paul Peifer, Chair, called the hearing to order at 7:09 PM. Members present were Warren Church (vice chair), Kitty LeShay, Catherine Lynch (secretary), Paul Peifer (chair), and Catherine Smith (alternate). Also present were Daniel and Carrie Cowles.

This was a continuation of the hearing, on the application for a Certificate of Appropriateness by Daniel and Carrie Cowles for architectural changes at 50 Chaplin Street, begun on May 5th, 2015. Over the course of their presentation, the Cowles supported their proposals with drawings and photographs.

The Cowles amended their original proposal for changes to two of the front doors. They now propose to change all three front doors, badly damaged by the past winter's extreme weather, from wood to more durable fiberglass. The new south-facing door on the porch would replicate its existing six-panel style. For the main front door, facing the street, and the "kitchen door," on the porch and facing the street, both of which currently have a large, square pane of glass above four small panels, the Cowles presented two possibilities. One option had two vertical, rectangular glass panes over two vertical, solid panels and the other option had a large, square pane of glass above, divided by a grid into nine lights, with two panels below. All three doors would have standard door knobs, and the size of each door opening together with its trim would remain unchanged. The new fiberglass doors would be cut to fit the existing openings as necessary.

The Cowles added to their earlier proposal the addition of a standard, wooden screen door to the kitchen door. This could be custom built, and the cross member in the middle of the screen door would be placed to match the configuration of the kitchen door. The screen door would have simple, standard hardware.

The two front windows to the left of the main front door on the façade of the house closest to the street already have aluminum storms windows. The Cowles would like to add the same storms to the remaining three front windows, two of which are between the main front door and the porch, one facing south and the other the street, and the third of which is on the porch to the right of the kitchen door.

The Cowles confirmed that the traditional style electric light that they would like to add at the main front door is roughly 12" high [12.75" x 8.88"] and is metal, treated to look like wrought iron. A drawing by the Cowles showed the proposed lamp to be just to the left of the main door frame with its top level with the top of the door and the tops of the front windows. The lamp would likely be mounted on a wooden placket set into the clapboards. The Cowles would also replace the existing lamp in the porch ceiling with a new lamp that would be hardly visible from the road.

Finally, the Cowles proposed a change to the rear, one-story extension off the south-east corner of the house. While engaged in interior work, the Cowles' contractor discovered that the framing of the extension's roof is structurally deficient and not up to code. In order to remedy this, the existing flat roof would have to be raised by 8" to 10". The pitch of the roof together with its trim and the existing gutter would remain

unchanged. Where the trim of the extension's street-facing window and the roof are now in direct contact, with the raised roof, two clapboards would be added between the window and the raised roof.

Peifer closed the hearing at 7:53 PM.

Business Meeting

1. Call to order. Peifer opened the meeting at 7:54 PM.
2. Roll call and seating of alternates. The same members were present. Smith was seated in Givens' absence.
3. Approval of the minutes. LeShay **moved** and Church seconded the approval of the minutes of May 5th, 2015. The motion passed unanimously.
4. New Business. There was no new business.
5. Old Business. *Consideration of the application from Daniel and Carrie Cowles.*

In the course of their discussions, Commissioners noted that reroofing with the same material as the existing roof does not require a Certificate of Appropriateness. The Commission also normally allows aluminum storm windows without a CA. With regard to the new doors, several Commissioners found that fiberglass doors are indistinguishable from wood. Of the two options for the two doors with glass panes, Commissioners felt that the second was most appropriate. Unlike the example from the neighboring house, the vertical glass panes in the first option were very long proportional to the panels below, giving a later and more formal appearance. The nine light glass would echo the windows and not be a large departure from the existing doors. Since the change to the roof on the rear extension is required by code, Commissioners agreed that they must allow a change but that what that change would look like still requires a CA. Although adding this change to the rear extension was a major modification of the original proposal and would usually require a fresh application, pressures of timing plus the small visual impact of the change together convinced Commissioners to allow an expansion of the application in this particular case.

Lynch **moved** that the Cowles be granted a CA to – remove the rear, smaller chimney, – replace three front doors with fiberglass doors, the south-facing door with a traditional, six-panel door and the two street-facing doors with glass with nine lights above and two panels below, the simulated mullions and transoms creating the nine lights to be on both the interior and the exterior of the glass, – add a wooden screen door to the street-facing door on the porch, – add a traditional style, wrought iron-look lamp to the left of the main front door and replace the existing lamp on the porch ceiling, – raise the roof on the rear extension by 8" to 10", adding clapboards as needed. Church seconded the motion. There was no further discussion, and the vote to approve was unanimous.

6. Correspondence.
 - a. *350 Phoenixville Road*. Peifer reported correspondence with the Maurers allowing them to replace existing windows with double-pane, wooden Marvin windows exactly replicating all dimensions of the existing windows. (Attached.)
 - b. *46 Chaplin Street*. Sally Zimmerman has contacted Peifer to begin discussion about a small sign on the front of the house and installing a septic system.
 - c. *28 Chaplin Street*. Beltran/Northrup have contacted Peifer about installing a garden fence in the side yard.

d. *60 Chaplin Street*. Anne Annable has contacted Peifer about installing a dog fence. There was some discussion about what constitutes a “structure” and what fences have required CAs in the past.

7. Adjournment. Lynch made a **motion** to adjourn, and Peifer closed the meeting at 8:20 PM.

Respectfully submitted,
Catherine Lynch
Secretary

These minutes are subject to approval at the next meeting. The next scheduled meeting will be held on September 8th, 2015.

----- Original Message -----

From: [Paul & Sue Peifer](#)
To: [Gretchen Maurer](#)
Sent: Thursday, May 14, 2015 9:39 PM
Subject: Re: grange windows

Hi Gretchen;

Thanks for your cooperation, you do have permission to replace your windows as needed without a public hearing based on the comments in your reply.

The commission members will be informed of my decision and I'm sure they will be pleased with your replacement windows.

You may need a building permit from Terry Bellman for replacement windows, I'm really not sure.

Terry is at the Town Hall on Tuesday from 5 to 7 pm. You will find him very helpful. A copy of this email from the HDC Chairman will be sufficient for approval from Terry, I'm sure.

Thank you for getting in touch, best of success with your new house. Paul peifer356@charter.net

----- Original Message -----

From: [Gretchen Maurer](#)
To: [Paul & Sue Peifer](#)
Sent: Thursday, May 14, 2015 8:37 PM
Subject: Re: grange windows

Hi Paul,

The windows will be (real) wood and the dimensions of the frame work are the same as the original windows. We will be replacing the old storm window with a solid screen so there will be even less obstruction than the aluminum ones there now.

Thank you for your concern, Gretchen

On Thursday, May 14, 2015 6:44 PM, Paul & Sue Peifer <peifer356@charter.net> wrote:

Hi Gretchen;

I need to know the window material, wood or a modern composite, and if you intend to have a screen installed for the summer. Are the dimensions of the framework the same or nearly the same as the original windows? I just need you to be more specific before permitting the work, so I can report back to the Commission with the reasons for approval without a hearing. Paul

----- Original Message -----

From: [Gretchen Maurer](#)
To: [Paul & Sue Peifer](#)
Sent: Wednesday, May 13, 2015 1:19 PM
Subject: grange windows

Here you go....they are the same size and will be custom to fit our space and look the same.

Marvin windows

I don't want to rush you but we have a painter in hold waiting on this decision since they need to be made for us and go in before he can start...thanks so much!

Landscapers are coming soon and all the brush in the front yard will go....

Blessings, Gretchen