

Historic District Commission
Sherman, Connecticut



December 10, 2012

The **Historic District Commission Meeting** was called to order at 8:06 PM on December 10, 2012.

Present: Janet Hopkins, Chairman, James French, Alice Schneckeburger, Betsy Scholze, Robin Szendy,
Helen Bray, Clerk

Guest: Mason Lord

LIBRARY

Jim reported on CL&P cooperating with the request to move the transformer box up towards the stone wall and will connect to the existing pole.

Janet invited Mason to the meeting to report on the barn which presently has been moved for excavation and foundation work. It will be put back on the foundation when it is done. Mason first mentioned that he was pleased with the way things were going and he is happy with the contractor.

Windows – Mason wanted to get the opinion of the HDC on some items in the construction. He especially wanted to discuss the barn windows since they are going to be new and he thought the HDC should know before they totally commit to new windows. Mason had the trim and sash of the original windows with him. The new window will be the same size and shape. The work on the barn is adaptive re-use of the building, therefore, the window now must be energy efficient which the original was not. Jim commented that the original was custom built and he felt it was not salvageable and Mason suggested putting the original on display somewhere in the barn. He was concerned with the difficulties of working the old with the new, it does not always work.

Jim commented that to totally rebuild the old window would be far more expensive to adapt this particular window for use in this new project than replacing the window. Robin disagreed saying that you can't start replacing everything till there is nothing left of the old barn and she feels the window is not in irreparable condition. Mason expressed the reasons for not using the old windows, the amount of time to work on the restoration, whereas the contractors will just install the new windows, if the old are used it will require a change order. He is not saying it cannot be done but it will take a lot of volunteer time, like himself, to get it done.

The new windows will be a metal material that probably will be noticed on the old siding, but if the old windows are restored and used they will have to be protected with glass over the window, outside and inside. This turned into a lengthy back and forth discussion with Robin insisting the smooth finish of new windows will not look right against the old barn boards that are being preserved and reused on the siding. Jim felt the new windows would do a better job of insulating and will be custom made to fit in the space for the windows and should look fine and do the job.

It was decided to restore the old windows and put glass covering just on the inside of the window. Robin will do the job and took the window when she left. Jim would like to see drawings of the new windows to see what they would look like. Mason explained that the new windows would have thermal pane glass and be weather stripped.

Mason explained he should have the size of the opening for the windows to inform the contractors. This might not have to be all volunteer work if using the old windows there could be money that would have been used to purchase the new windows.

Pictures of the barn, showing the old windows, were found in the files. The window has a bottom half and was a movable sash.

Some opinions from the commission were, Alice – preserve the old, Robin – preserve and restore the old, Jim – prefers the new windows if they fit the exact dimensions of the old, but the old is doable.

Siding – Specifications call for stripping the siding vs. sanding. Mason does not like chemical stripping so he asked for a sample of chemically striped siding and sanded siding and showed the commission both. The chemically stripped siding was smooth because the chemical acted as a filler in the grain. With the sanding the grain of the wood is visible. Sanding will also save money. Because the barn will be larger than the original only two sides of the building, the most visible, will have the old boards.

Nailing - Mason had old siding samples with nail holes where the old nails were pulled out leaving very visible holes. Cut nails will not hold in the plywood. Mason thought to use modern nails. Jim would prefer pegs. Mason said they will use an epoxy that should stay put and recommended stainless steel nails painted over.

APPROVAL OF MINUTES

Janet made a correction on page 2 under **Maintenance** changing *Janet asked Robin to Janet asked commissioners*. Jim made a motion to approve minutes dated October 15, 2012, as corrected. Seconded by Betsy and so moved.

CORRESPONDENCE

E-mail from Clay asking if Betsy and Robin wanted to continue on the HDC and be reappointed. Both agreed to stay.

2013 MEETINGS

The meeting list for the HDC for 2013 is enclosed with these minutes.

MAINTENANCE

Janet went around looking for problems on buildings in the Historic District that should be fixed.

Scout House - mold on roof, broken window held by tape should be fixed.

Mallory Town Hall - Parking space.

Air conditioner units have been installed on either side of the building and should be screened.

Neither had a C of A.

Power box -- should be screened even though it is a difficult spot to grow shrubbery.

Lamp Post - Gloria and Janet are getting a letter in the *Citizen News* about the condition of the lamp post. If the town does not fund the work they will be looking to the community for help.

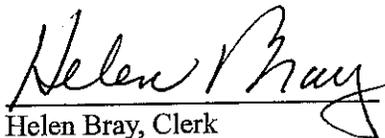
Veterans' Memorial – Plaques should be restored.

Janet will be writing a letter to the Board of Selectmen about concerns around the Historic District and budgeting for them. The letter will be e-mailed to commissioners for comment.

There being no further business Jim made a motion to adjourn, seconded by Betsy. Meeting adjourned at 9:52 PM.

THE NEXT SCHEDULED MEETING IS ON FEBRUARY 11, 2013

Respectfully submitted,



Helen Bray, Clerk
Historic District Commissioners