

**TOWN OF DURHAM**  
**Historic District Commission**  
Regular Meeting  
Monday, October 6, 2008, 8:00 PM  
Durham Public Library Meeting Room  
7 Maple Avenue, Durham, CT 06422

**Call to Order:** The meeting was called to order at 8:10 PM by Chairman Duncan Milne at the Durham Public Library.

**Roll Call:** Members present: Norm Jason, Diana McCain, Duncan Milne and Susan Woodson  
Alternates Present: Linda Bertelsen and Clay Howe. Staff: Trish Dynia.

**Seating of Alternates:** Both alternates were seated for the duration of the regular meeting and public hearings.

**Approval of Agenda:** *A motion was made by Clay Howe, seconded by Diana McCain, to approve the agenda as published. The motion passed unanimously.*

**Approval of Minutes:** *A motion was made by Clay Howe, seconded by Norm Jason, to approve the August 4, 2008 minutes as written. The motion passed unanimously with Diana McCain and Sue Woodson abstaining.*

**Vice-Chairman Vacancy:** Chairman Milne explained that when Patricia Dynia resigned in order to serve as the Commission's paid recording secretary, this left a vacancy for the Vice-Chairman position. Since the Commission would elect new officers in January, a new Vice-Chairman would sit for two months.

*A motion was made by Linda Bertelsen, seconded by Clay Howe, to appoint Norm Jason as Vice-Chairman through December, 2008. The motion passed unanimously.*

**Public Session:** Resident John Kuehnle of 186 Main Street spoke with the Commission at length regarding a future application. Mr. Kuehnle wishes to replace 26 wood clad windows and aluminum storms with an Anderson vinyl replacement product. The applicant distributed a brochure showing the proposed windows and the commission held a lengthy discussion with Mr. Kuehnle regarding the brief history of vinyl windows in the district.

Chairman Milne noted that vinyl windows are not automatically disqualified. The commission has in some cases approved higher end vinyl replacement windows with true divided lights and wooden mullions on the exterior. These approvals have been done on a case by case basis after examining factory supplied samples showing that they are of high quality and appropriate for the historic district.

Sue Woodson noted that it was only necessary to obtain approval for the front and side windows which would be viewable from the street.

Chairman Milne and Mr. Kuehnle will participate in an informal, pre-application review to determine the best options and the applicant will present a formal application at a future meeting.

The Chairman recessed the regular meeting at 8:30 PM opened the public hearing.

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## Public Hearings

**APCOA # 339, A.J. Eames, 119 Main St., Relocation of Windows, South Façade:** The Chairman reviewed the details provided on the application as the applicant was not present. Mr. Eames wishes to relocate one window and add another in order to present a symmetrical appearance on the south façade. He wishes to utilize an existing window for the relocation and purchase a window of similar style and materials for the second one. Commission members had questions which could not be answered without the applicant's presence.

**APCOA #340, J. McLaughlin, 308 Main St., Front Door Revisions:** The Chairman reviewed the details provided on the application as the applicant was not able to attend. Mr. McLaughlin wishes to re-install a door set which was previously on the house. The proposed door set, described as wood with reproduction hinges, would be installed during the winter months in order to provide better insulation. The existing doors would be re-installed in the spring.

**APCOA #341, A. Ross, 13 Maple Ave., East Porch Re-Roof:** The Chairman reviewed the details provided on the application as the applicant was not able to attend. Mr. Ross wishes to replace the east side asphalt shingled porch roof with a lead coated, premium quality copper roof. The applicant stated in his application that the existing roof had mildewed due to its low pitch and lack of sun. Chairman Milne noted that copper roofing has been around for a long time and is often used in northern climates because snow falls off quickly. Mr. Howe asked if the color was initially a bright copper, which typically fades to a green patina after time and interaction between the copper and air. Mr. Milne explained that the proposed roof was copper with a lead coating which is gray.

(Note: At this point Chairman Milne recused himself as the next APCOA is his application. Vice-Chairman Norm Jason presided. )

**APCOA #342, C. Brown/D. Milne, 253 Main St., Chimney at Rear of House:** Mr. Milne noted that his home, the former Durham Academy has never had a chimney. A physical inspection of the building during renovation revealed that several rooms likely had wood stoves, most of which were vented individual through openings in the walls. The homes current furnace also vents through a side wall. The applicant wishes to install a wood stove to preserve oil and has determined that the optimal location for the wood stove is at the southeast corner and the chimney would protrude approximately 2 feet from the second story roof on that side. It was noted on drawings that the chimney would be barely visible from Main Street and Maiden Lane.

Commission members noted that such a chimney, visible or not, is historically appropriate for this building.

Vice-Chairman Norman Jason closed the public hearing portion of the meeting at 8:45 PM.

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Duncan Milne was re-seated and chaired the regular meeting.

**APCOA #339, A.J. Eames, 119 Main St., Relocation of Windows, South Façade:** *A motion was made by Norm Jason, seconded by Clay Howe, to continue the public hearing to the November meeting to allow the applicant to provide specifications as to what materials will be used. The motion passed unanimously.*

**APCOA #340, J. McLaughlin, 308 Main St., Front Door Revisions:** Mr. Jason asked, if the doors were previously on the house, why is it necessary for the home owner to have their installation approved. Members agreed that this might be a hyper-technicality, but the applicant was erring on the side of caution and so should the Commission. Specifically, members wondered when the original doors were first installed and why they had been removed.

*A motion was made by Clay Howe, seconded by Diana McCain, to continue the public hearing to the November meeting to allow the applicant to provide further information. The motion passed unanimously.*

**APCOA #341, A. Ross, 13 Maple Ave., East Porch Re-roof:** Although the applicant had not provided pictures of the proposed roof, it was agreed that the application itself contained more than enough specifics to make a determination on the appropriateness of the roofing materials.

Commission member Diana McCain expressed concerns regarding the safety of a lead product. Chairman Milne explained that health concerns about lead products stemmed from pulverized, airborne products in older homes. The lead product proposed for the roof does not present any health issues because it is electronically bonded to the copper base. Commission members determined that the proposed roof presents a sensible and reasonable solution to the molding problem is long lasting and very appropriate historically.

*A motion was made by Linda Bertelsen, seconded by Norm Jason, to close the public hearing and approve the application as submitted. The motion passed unanimously.*

**APCOA #342, C. Brown/D. Milne, 253 Main St., Chimney at Rear of House:** (Note: Duncan Milne again recused himself and Vice-Chairman Norm Jason presided.) *A motion was made by Sue Woodson, seconded by Diana McCain, to close the public hearing and approve the application as presented. The motion passed unanimously.*

(Note: Mr. Milne was re-seated and conducted the remaining portion of the regular meeting.)

**Payment of Bills:** Chairman Milne noted that no outstanding bills had been received as of the date of this meeting, but he is expecting to receive bills from the Middletown Press shortly for legal ad publications for this meeting.

*A motion was made by Clay Howe, seconded by Sue Woodson, to authorize the chairman to pay the Middletown Press bill when it is received. The motion passed unanimously.*

**Old Business:** Chairman Milne distributed the draft of a letter to send to the Board of Selectmen regarding HDC concerns. After a lengthy discussion it was determined that the recording secretary will review and revise the letter to include the following: Non-functioning side walk lights, town hall lighting, and fines for illegal sign retrieval. The secretary will revise the letter for the Commission's review at the November meeting.

Chairman Milne briefly discussed difficulties he encountered in compiling a comprehensive mailing list of people in the Historic District. Sue Woodson volunteered to create the list in order to avoid having to hand deliver district-wide information.

The Commission briefly discussed methods by which a new home owner in the district could be flagged for an HDC information letter.

**New Business:** None.

**Adjournment:** Chairman Milne adjourned the meeting at 9:25 PM.

Respectfully submitted,

Patricia Dynia  
Recording Secretary

Cc: Town Clerk, Commission Members

Received October 7, 2008  
Kim Garvis, Town Clerk