

**TOWN OF DURHAM**  
**Historic District Commission**  
Regular Meeting  
Monday, November 3, 2008, 8:05 PM  
Durham Public Library Meeting Room  
7 Maple Avenue, Durham, CT 06422

**Call to Order:** The meeting was called to order at 8:00 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, Gordon Wolfgang and Clay Howe. Staff: Trish Dynia.

**Seating of Alternates:** Linda Bertelsen and Gordon Wolfgang were seated for the duration of the regular meeting and public hearings. Clay Howe was seated after voting took place on the public hearings.

**Approval of Agenda:** *A motion was made by Gordon Wolfgang, seconded by Norm Jason, to approve the agenda with the following addition: Add APCOA #339 back into the agenda. The motion passed unanimously.*

**Public Session:** None.

The Chairman recessed the regular meeting at 8:15 PM and opened the public hearing portion of the evening.

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Continued Public Hearings

**APCOA # 339, A.J. Eames, 119 Main St., Relocation of Windows, South Façade:** At the October meeting the Commission continued this public hearing in order to obtain more information on materials to be used, because the application did not clearly state this information and the applicant was not present to elaborate. Chairman Milne stated that he contacted the applicant to let him know the application had been continued. However, approximately one week after the meeting, the applicant proceeded to complete the work on the house.

Chairman Milne sent him a letter explaining again that the application had been continued, not approved, and he was asked to attend the November meeting in order to elaborate on his plans, although after the fact. The applicant was not present at this meeting.

Several members expressed dismay that the work had been done without approval from the Commission. It was also noted that the work was done to commission standards. However, this does not excuse an applicant from waiting until the commission has approved the application before completing the work. All residents in the Historic District are required to complete the

process as prescribed by the commission by-laws. It is not the Commission's job to rubber stamp work which has already been completed.

**APCOA #340, J. McLaughlin, 308 Main St., Front Door Revisions:** At the October meeting the Commission voted to continue the public hearing in order to obtain more details from the applicant who was unable to attend the October meeting.

Mr. McLaughlin was in attendance at the November meeting and distributed pictures showing both sets of doors. He explained that he was not proposing to take down the existing doors, as reported in the October minutes. He simply wishes to install the old doors during the winter months because they are of superior quality in resisting winter snow and the double set of doors will provide additional insulation during the coldest season.

New Public Hearings:

**APCOA #343, John Kuehne, 186 Main St., Window Replacement:** The commission and applicant reviewed window samples brought by Chairman Milne. Mr. Kuehne stated that the house currently has two over two windows but six over six windows might be preferable since they are common in the district and there would be no additional cost to him.

Chairman Milne noted that the most significant issue for a historic district is the nature of the grills. A grill permanently bonded to the exterior is superior in quality and more in keeping with the historic district than grills between the glass.

Chairman Milne also noted that approving vinyl windows represents a significant departure from Commission practice, and they are only being considered due to the quality of recent products which have come on the market. He noted that vinyl windows of this quality (more realistic, beveled effect) were not available until approximately one year ago. However, more premium windows are still the preference.

Gordon Wolfgang asked about the quality of the wooden casings. The applicant's contractor replied that a brief review showed no indications of rot but if any were found they would need to cover it with something.

**APCOA # 344, Richard Kellish, 227 Main Street, Window Replacement:** Dan Kellish, who owns the property with the applicant, Richard Kellish, stated that over the many years they have owned the house, they have made numerous improvements, and had, in fact, "saved it from the wrecking ball."

Chairman Milne noted that he had spoken with Richard Kellish and advised him that the Commission would require grills bonded to the exterior rather than grills placed in between the glass. However, due to cost issues, the applicant opted to apply for in-between grills.

Chairman Milne recessed the public hearing portion of the meeting at 8:50 PM.

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**APCOA #339, A.J. Eames, 119 Main St., Relocation of Windows, South Façade:** Members noted that this application is a classic example of frustrations encountered by the Commission on a regular basis. Member Diana McCain volunteered to compose a letter to the applicant regarding the issues. Secretary Trish Dynia was asked to compose a memorandum to Building Inspector Dick McManus and First Selectwoman Laura Francis, asking them to attend the next commission meeting to discuss procedures in place for flagging Historic District building applications and how the building department and HDC commission can work together to avoid problems in the future.

*A motion was made by Norm Jason, seconded by Diana McCain, to continue the public hearing on this matter to the December meeting. The motion passed unanimously.*

**APCOA #340, J. McLaughlin, 308 Main St., Front Door Revisions:** *A motion was made by Gordon Wolfgang, seconded by Sue Woodson, to approve APCOA #340 as submitted. The motion passed unanimously.*

**APCOA #343, J. Kuehnle, 186 Main St., Window Replacement:** *A motion was made by Sue Woodson, seconded by Norm Jason, to approve the application with the following provisos: Harvey brand "classic" vinyl replacement windows with exterior, simulated true divided lights, 5/8ths sdl. Rotted wood, if found, is to be replaced by primed, clear cedar or AZEC. The options re: 2 over 2 vs. 6 over 6 is a personal choice to be made by the applicant. The motion passed unanimously.*

**APCOA #344, R. Kellish, 227 Main St., Window Replacement:** *A motion was made by Gordon Wolfgang, seconded by Norm Jason, to approve the application with the following provisos: the front three sides will be clad with Harvey brand "classic" vinyl replacement windows with exterior simulated true divided lights, 5/8ths sdl, rotted wood, if found, to be replaced by primed, clear cedar or AZE C, 6 over 6 sdl grills to match existing. The motion passed unanimously.*

**Review Letter to Selectmen:** Members reviewed a letter to the Board of Selectmen regarding numerous issues of concern to the Historic District Commission.

*A motion was made by Clay Howe, seconded by Diana McCain, to submit the letter as written. The motion passed unanimously.*

**Payment of Bills:** *A motion was made by Gordon Wolfgang, seconded by Diana McCain, to approve a \$112.50 bill from Patricia Dynia for secretarial services from August 29 through November 2, 2008. The motion passed unanimously.*

**Approval of Minutes:** *A motion was made by Linda Bertelsen, seconded by Diana McCain, to approve the October 6, 2008 minutes as written. The motion passed unanimously.*

**Old Business:** None

**New Business:** Sue Woodson asked if it would be prudent to establish written guidelines regarding appropriate choices when opting for vinyl windows. Clay Howe cautioned that the choices made by the commission are done so while taking into consideration the entire property. Chairman Milne agreed to set out some language for the Commission to review at the next meeting.

**Adjournment:** Chairman Milne adjourned the meeting at 9:10 PM.

Respectfully submitted,

Patricia Dynia  
Recording Secretary

Cc: Town Clerk, Commission Members

RECV'D: Office of the Town Clerk  
November 14, 2008 11:21 am