

**TOWN OF OLD SAYBROOK  
Historic District Commission**

**Executive Board**

*Randi Bradbury, Chairman  
Robert Welsh, Vice Chairman  
Richard Morrison, Secretary*

302 Main Street • Old Saybrook, Connecticut 06475-1741  
Telephone (860) 395-3131 • FAX (860) 395-3125

**Members**

*Robert Wendler  
Kathy Dubuc*

**Alternate Members**

*Henri David, Jr.  
Pat Osborne  
Louise Tietjen*

**REGULAR MEETING  
Monday, June 21, 2004 at 7:30 p.m.**  
Acton Public Library  
60 Old Boston Post Road

I. CALL TO ORDER: Chairman Randi Bradbury called the meeting to order at 7:35 p.m.

II. ROLL CALL:

Seated Members

Randi Bradbury, Chairman  
Robert Welsh, Vice Chairman  
Robert Wendler  
Pat Osborne, Alternate Member  
Louise Tietjen, Alternate Member

Absent Members

Kathy Dubuc  
Richard Morrison, Secretary  
Henri David, Alternate Member

Attending Staff

Gratia Lewis, Clerk

III. REGULAR BUSINESS:

a. Minutes

Motion to approve as written the Minutes of the May 3, 2004 NCHDC Regular Meeting was made by P. Osborne, seconded by R. Wendler. No discussion and a vote was taken. In favor: R. Bradbury, P. Osborne, L. Tietjen, R. Welsh and R. Wendler. Opposed: None. Abstaining: None. The motion passed unanimously. 5-0-0.

b. Correspondence.

Letter received from Paul Mangan, 500 Cromwell Court North, commenting on NCHDC Regulations as applied to the Tully House project. Letter was read into the record and will be on file in the Land Use Department, Old Saybrook Town Hall.

c. Member Reports

Chairman Bradbury noted that Richard Morrison was in the process of researching the availability of tax abatement and/or incentives for owners of historic properties. As Mr. Morrison was out of the country discussion of this issue would be continued under Old Business at the Commission's next regularly scheduled meeting on September 20, 2004.

IV. PUBLIC HEARING

Public Hearing was held to consider the application by Frank Manafort for proposed changes to the North elevation of his house including addition of two (2) windows and exterior stair railing, balusters and treads.

Seven members of the public were in attendance.

Chairman Bradbury recused herself and the Public Hearing was conducted by Vice-Chairman Robert Welsh.

Representing Mr. Manafort was Sabrina Foulke of Point One Architects. Ms. Foulke presented exhibits supporting the historic appropriateness of the window design and photographs of the application of wrought iron materials within the North Cove Historic District. Discussion was held regarding the symmetrical vs. asymmetrical aspects of the window design with the determination that the question of symmetry was not within the purview of the Commission but was a matter of personal taste. Ms. Foulke noted that the design of the stairway was in response to the inability to construct a straight stair run as such construction would result in a stairway which would intrude on existing stone stairs located nearby.

Barbara Genther, 55 North Cove Road, spoke in support of the window design as did Donna DiBella, 91 North Cove Road. David Gray, 4 North Cove Circle, questioned the appropriateness of the design as it pertained to the historic architectural features of Connecticut Valley houses. Donna DiBella also spoke in support of the stair design noting the historic use of iron fencing at Cypress Cemetery.

Upon conclusion of public comments, the Commission discussed the merits of the application. L. Tietjen expressed concern over the symmetry and design of the windows and the design of the stairs as those changes related to National Historic Registry designation. P. Osborne spoke in support of the historic appropriateness of the window design.

Chairman Pro Temp Welsh called for a vote on the Manafort application as submitted for a Certificate of Appropriateness for the proposed addition of two (2) windows. No further discussion and a vote was taken. In favor: P. Osborne, R. Welsh and R. Wendler. Opposed: L. Tietjen. Abstaining: None. The motion passed 3-1-0.

Chairman Pro Temp Welsh called for a vote on the Manafort application as submitted for a Certificate of Appropriateness for the proposed wrought iron stair design. No further discussion and a vote was taken. In favor: P. Osborne, R. Welsh and R. Wendler. Opposed: L. Tietjen. Abstaining: None. The motion passed 3-1-0.

On behalf of the Commission, Chairman Pro Temp Welsh expressed its appreciation of the manner in which Mr. Manafort has responded to the many issues coming before the Commission and asked Ms. Foulke to convey that appreciation to Mr. Manafort.

V. OLD BUSINESS:

Discussion was held regarding the rough draft of the NCHDC Handbook to include the addition of graphics, distribution to home owners and realtors, and the overall size and construction of the handbook. Chairman Bradbury reviewed the processes required to produce the rough draft. Corrections to the section on house addresses will be made.

VI. NEW BUSINESS:

Extensive discussion was held regarding the proposed addition of the "South Green" historic district with reference to a survey prepared by the Connecticut Historical Commission in 1975.

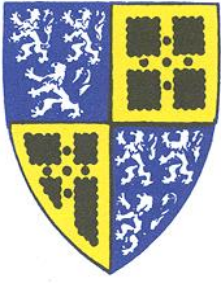
Chairman Bradbury discussed the history of the formation of the North Cove Historic District. The consensus of the Commission was that an informational program should be developed ideally timed in conjunction with the Old Saybrook Historical Society's House Tour in October. It was suggested that a fact sheet using a question and answer format be prepared and that possibly information on tax abatement/incentives be included as well. William DiBella, 91 North Cove Road, discussed the legislative imperatives needed to set tax abatement/incentives in place. It was the further consensus of the Commission that an informational meeting for residents of the "South Green" as well as the general public be scheduled for September 13, 2004 at the Pavillion with an invitation to the Connecticut Historical Commission to provide a speaker.

VII. ADJOURNMENT:

Motion to adjourn the meeting at 9:15 p.m. until the next regularly scheduled meeting on September 20, 2004, 7:30 p.m., Friends Conference Room, Acton Public Library, 60 Old Boston Post Road, made by R. Welsh, seconded by R. Wendler. In favor: R. Bradbury, P. Osborne, L. Tietjen, R. Welsh and R. Wendler. Opposed: None. Abstaining: None. The motion passed unanimously. 5-0-0.

Respectfully submitted,  
Gratia Lewis, Recording Clerk





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