



Historic District Commission

Minutes

09/19/2023,

Regular Meeting, 7:00 P.M.

Via Zoom

1. **Call to Order:** The meeting was called to order by Chairman Peggy Adler at 7:02pm
2. **Members Present:** Maureen Wellman, Dennis Parker, Terry Clark, Mark Giaconia & Peggy Adler
Members Absent: Rich Geer, Barbara Gibson & Jake Clinton
3. **Seating of Alternate:** Terry Clark was seated for Rich Geer.
4. **Visitors:** Beth White of Liberty Ridge was a visitor.
5. The 08/15/2023 minutes were approved unanimously, as written, on a motion by Maureen Wellman, seconded by Dennis Parker.
6. **Correspondence:** none
7. **Status of some of Clinton's Historic Buildings/Properties of Concern to HDC:**
 - a. 89 East Main (in front of the memory care facility) – Update: porch
 - b. 92 East Main (Kelsey House) – no work has been done here for at least six months.
 - c. 96 East Main (recently sold): tenant concerned about the future under new ownership. HDC to keep an eye on the property.
 - d. 101 East Main – Update: picket fence; weeds (again)
 - e. 110 East Main – Update: Town Building Official, Richard Pleines joined the meeting when the commissioners were discussing this address. None could understand why St. Alexis Church would want the building to go without repairs and possibly stand empty and deteriorate. Peggy Adler will try to gather more information. So will Mark Giaconia.
 - f. 151 East Main Street – weeds; broken down picket fence +++
 - g. 159 East Main (1720 House) – Now open for business as 360 Federal Credit U.

- h. 39 Waterside – construction of the addition continues.
- i. 69 Waterside Lane – No new info
- j. 22 High Street – extensive Q & A with Richard Pleines, Clinton’s Town Building Official, who explained why the building was deemed uninhabitable (posted as such on June 14, 2023) and why this is different from a building being condemned.

8. HDC Certificate of Recognition for Historic Property Restoration Program:

A. Criteria: Must have been in a state of deterioration or inappropriate modernization and then restored;

B. Already Recognized:

- 109 East Main Street (FY 2021 -2022) > SOLD 2/6/2023
- 148 Old Post Road (FY 2021 -2022)
- 5 Liberty Street (FY 2021 – 2022)
- 44 Waterside Lane (FY 2021 – 2022)

C. Potential Candidates:

- 63 East Main (Stanton House - for consideration when completed)
- 92 East Main (Josiah Kelsey House – for consideration when completed)
- 125 East Main (for consideration when completed)
- 129 East Main (for consideration when completed)
- 63 Pratt Road (for consideration when completed)
- 142 Commerce Street (for consideration when completed)

Honorable Mention (thank-you) for restorations that use modern materials, such as vinyl siding. Recognition in the press, but no photo hung on the wall at Andrews. Perhaps this might encourage more folks to repair/restore their antique property. Two current examples are 151 East Main and 138 East Main, the former multi-color house.

- 151 East Main (Cited in 2022)
- 138 East Main (cited in 2023)
- 159 East Main (tabled for now on a motion by Maureen Wellman, seconded by Dennis Parker – and unanimously approved)

9. Expand the LGHD by adding 18 Liberty Street. (nothing new expected until 2023 or later)

10. Clinton Historic District Signage (Update):

> CLFRF/ARPA Funding Request: Second round approved by Town Council 5/4; public hearing, June 21st; additional workshop held; approved at 8/3 town meeting; 8/4, updated prices obtained for revised application; met with the Town Planner on signage locations; installation to follow.

11. Commerce Street as a National Register District: Revised report completed, approved and went before the State Review Board (SRB) on September 15th. Peggy Adler was at the SRB meeting and reported that as of 9/15, Commerce Street is now on the Connecticut Register of Historic Places – and will most likely be a National Register District at the end of 2023 or beginning of 2024. Thus, the owners of the street’s 59

contributing houses now have access to the State's Historic Homes Rehabilitation program – if they use the property as their primary residence. And the Methodist Church is now eligible to apply for SHPO's HRF program.

12. "Clinton Events" (4thth quarter) : nothing new

13. Old Business: none

14. New Business: none

15. Executive Session per CGS 1-200(6)(B): The Commission went into Executive Session. Visitor Beth White was asked to leave and Richard Pleines was invited to attend. There were no motions to be made upon coming out of Executive Session

16. Adjournment: at 8:24pm, on a motion by Dennis Parker, seconded by Mark Giaconia and approved by all.

These minutes have been taken and submitted by HDC Chairman Peggy Adler, in the absence of HDC's clerk.