

HISTORICAL REVIEW COMMITTEE MINUTES

MEETING DATE: FEBRUARY 21, 2008

MEMBERS PRESENT:

Mr. Farrell, Chairman
Mr. Kaufman
Mr. Papp

MEMBERS ABSENT:

Ms. Bishop
Ms. Zachowski

The meeting notice was posted more than twenty-four (24) hours prior to commencement of the meeting.

AGENDA

1. Approval of minutes of the January 17, 2008 meeting.
2. Discussion of status of demolition delays in place for 523 Oenoke and 226 West Road.
3. Discussion of applications for demolition permits and pre-clearances submitted since the last meeting.
4. Discussion of recommendations for changes to the ordinance establishing the demolition delay actions.
5. Discussion of other approaches to the preservation of historic properties.
6. Next meeting – Thursday, March 20, 2008.

PUBLIC MEETING

The meeting was call to order at 10:10 A.M. by the Chairman, Mr. Farrell.

A quorum was confirmed.

Others present at the meeting included Mr. Brian Platz, Building Official, Ms. Janet Lindstrom of the New Canaan Historical Society, Ms. Kimmie Nevas of the New Canaan Advertiser, and Christiana Glavin of the New Canaan News Review.

Mr. Papp moved the approval of the minutes of the January 17, 2008 meeting and the special meeting on February 7, 2008. The motion was seconded by Mr. Kaufman, and was unanimously approved by the committee.

Mr. Farrell called to the attention of the Committee the resignation of Ms. Zachowski because of her plans to leave New Canaan. Upon the motion of Mr. Papp, seconded by Mr. Kaufman, the following resolution was adopted unanimously.

The Historical Review Committee acknowledges with regret the resignation of Ms. Lucia Zachowski from the Committee, and wishes to express its appreciation

for the significant contribution she has made since the formation of the Committee. Her enthusiasm for the preservation of New Canaan's historic buildings, her participation in the Committee's meetings and deliberations, and in particular her well-written articles for the "Just Around the Corner" have not only supported the activities of the Committee, but have also inspired many in our community to recognize and support our goals.

The committee discussed the status of the demolition delays which have been put in place for 523 Oenoke Ridge and 226 West Road.

Regarding 523 Oenoke Ridge, Mr. Platz stated that the tax lien has been removed, and that the lien of Mr. Simpson remains in effect. The 90-day delay period has expired, but no action to demolish the property has been taken. The dispute over the environmental matters has not been resolved. It appears that the owner of the property continues to offer it for sale, and no action has been taken to undertake demolition of the property. Mr. Platz explained that if a demolition permit is dormant for 6 months, the application may be cancelled if the applicant is not trying to demolish the property. However, an applicant may indicate that actions are being taken to demolish a property by actions as simple as obtaining a bid for a demolition contract, and a cancellation of a demolition permit might be difficult to sustain. If a demolition permit is cancelled, a new application must be filed. A new application could lead to a valid objection to demolition, and the imposition of a new delay. No further action by this committee is required at this time.

Regarding 226 West Road, several parties, including the New Canaan Alliance for Preservation, are studying the barn for possible preservation or moving. Photographs of the building are being taken. The owners, Mr. & Mrs. Gore, have been most cooperative in granting access to the site. No further action by the committee is required at this time.

The committee discussed several properties for which demolition applications have been presented. These included:

680 Carter Street
84 Juniper Road
107 Parade Hill Road
109 Parade Hill Road

The Carter Street home is a 1937-built colonial, and 84 Juniper Road is a 1959 -built ranch. No objections are expected for these properties, or for the adjoining Parade Hill properties.

With regard to other approaches to the preservation of historic properties, Ms. Lindstrom pointed out that it would be desirable to strengthen the relations of the Committee with New Canaan's realtors. The Board of Realtors holds monthly meetings, and a presentation at one of these meetings would be desirable. Ms. Lindstrom also indicated that a presentation at a monthly meeting of the Historical Society would be possible. Mr. Farrell agreed to follow up on these possibilities.

Ms. Lindstrom said that there seems to be a growing interest in the history of older homes. The Historical Society is receiving more inquiries.

A motion to adjourn the meeting was made by Mr. Papp and was seconded by Mr. Kaufman. The meeting was adjourned at 10:55 A.M.

J. Michael Farrell, Chairman