

Waterford Historic Properties Commission Special Meeting Minutes

Date: September 4, 2024

Time: 07:00 PM

Location: Waterford Historic Properties Commission

Chair: John O'Neill

Present:

- John O'Neill (Chairman)
- Skip Adams (Full-time member)
- Eileen Olynciew (Full-time member)
- Melissa Guarnierri (Alternate, abstaining from voting – Friends of Nevins member)
- Justin Pezzolessi (Alternate, appointed as full-time for the meeting)
- John Mullen (Director of Planning, Waterford)

Agenda:

Public hearing on the application for a **Certificate of Appropriateness** for 57 Rope Ferry Road, Nevins Tenant Cottage.

Meeting Proceedings

1. Opening Statements

- John O'Neill opened the meeting and outlined the agenda.
- The purpose of the hearing was to review the **Friends of Nevins Cottage's** application for a Certificate of Appropriateness.
- A presentation was made by **Dave Cavesino**, representing the Friends of Nevins Cottage.

2. Presentation by Friends of Nevins Cottage (Dave Cavesino)

Planned restoration work includes:

- **Exterior:**

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ATTEST: *Doreen L. Cavesino*
TOWN CLERK

- Removal of siding with **lead-based paint** , replacement with **wood siding** in historically accurate yellow.
- Restoration of **original windows and doors** by a professional company.
- Porch decking to be **PVC** for durability, with **solid granite slabs** for steps.
- Replacement of **non-historic gutters** with **half-round metal gutters**.
- Roof material **undetermined**, but will aim for historical accuracy (likely **wood shingles**).
- **Structural Work:**
 - Removal of **rear addition** due to deterioration (non-original).
 - Restoration of the **original porch** that had been enclosed.
 - Foundation remains **granite**, with considerations for moisture protection.
- **Interior:**
 - Planned HVAC system installation to control humidity and prevent decay.
 - Windows will be **restored** with **existing glass** where possible.
- **Other Considerations:**
 - Plans for **fire and security systems** will be coordinated with the town.
 - No planned modifications to **existing road access**.

3. Questions & Discussions

- **Board Members Inquiries:**
 - Discussion on **window restoration**, placement, and historical accuracy.
 - Confirmation that **trim and fascia** will match **existing design** despite use of **PVC**.
 - Clarification on **roofing options** (wood shingles preferred).
 - Confirmation that **granite slabs** from demolished parts will be **repurposed** or donated.
- **Public Comments:**
 - Representatives from the **Waterford Historical Society** inquired about **foundation stability** and moisture protection.

- Discussion on **historic garage**—it is not included in the Friends of Nevins Cottage’s jurisdiction.
- Inquiry about **project timeline**—work will begin as soon as necessary permits are obtained.

4. Motion to Approve Certificate of Appropriateness

Conditions for approval:

1. **Windows & Doors:** All reasonable efforts will be made to restore the original windows and doors.
2. **PVC Use:** PVC will only be used where necessary, will be **milled to match existing materials, and painted.**
3. **Gutters:** Must be **half-round, galvanized with round downspouts.**
4. **Roof Material:** Final material selection must be submitted for review and approval by the commission before work begins.

Motion to approve: J. Pezzolessi and seconded by S.Adams.

Vote: Approved unanimously.

5. Adjournment

- Motion to adjourn made J. Pezzolessi and seconded by E. Olynciew.
- Meeting adjourned at **07:38 PM.**

Notes:

- This is the first **Certificate of Appropriateness** issued by the Waterford Historic Properties Commission.
- Future restoration projects may involve additional historic buildings in the area.
- A **fundraiser piano concert in October** will support restoration efforts.

Meeting Minutes Prepared By: John O’Neill

Date: September 26,2024