



**Town of Sherman
Historic District Commission**

Monthly Meeting Minutes
Monday, June 16, 2025
Mallory Town Hall @ 7:00 p.m.

Members Present: Cara Kaufmann (Chair), Jim French (Vice Chair), Karen Angelo

Members Absent: Connor McGowan, Brett Pransky, Jan Desiato (Alternate)

Other Attendees: Elizabeth Haney (Sherman Historical Society), Lisa Cilio (The Old Store), Ashleigh Blake (Executive Director, Sherman Library), Christine Aruza (Clerk)

Call to Order: Chair C. Kaufmann called the meeting to order at 7:06 p.m.

Approval of Minutes:

J. French made a motion to approve the May 19, 2025 minutes

Seconded by: K. Angelo

Vote: Unanimous For

Elizabeth Haney Presenting COA on Behalf of the Old Store (3 Route 37 Center) and Northrop House (10 Route 37 Center).

E. Haney presented on behalf of the Sherman Historical Society (re: Northrop House) and Old Store. They plan to install air conditioning on the first and second floor of the Northrop House and the second floor of the Old Store. She submitted the application with photos for both locations. The Northrop House will have two systems. One will go on the furnace in the basement for the first floor with a condenser outside. On the second floor the plan is to install a mini-split system with piping down the back of the house to the same condenser. The piping will be in white. The units will not completely cool the house – as if living there – but will help reduce humidity to help protect papers, furniture, etc. Per E. Haney, this will be on the west side of the Northrop House and will not be visible from the road.

The Old Store will also have a mini-split installed for its second floor. This will be on the back side of the store and will do down through the loading dock with the condenser underneath. The piping will be painted the color of the building.

Commission members asked clarifying questions about why two different systems, location of piping vis-à-vis other locations, equipment and materials. Commissioners did not see an issue with the submitted plans for both structures.

J. French **made a motion** to accept both submitted applications.

Seconded by: K. Angelo

Vote: Unanimous For

J. French **made a motion** to issue both certificates of appropriateness (COAs).

Seconded by: C. Kaufmann

Vote: Unanimous For

L. Cilio asked if there would be a problem with temporary signage (banners) being placed on the side of the store and on the barn announcing the re-enactment that will be held on September 20th. The signage would be removed after the event. The commission advised it would not be an issue.

Veterans Wall

J. French has not spoken to Don Lowe (First Selectman) about the tree and wall on the Sherman Playhouse knoll. However, he suspects removal will not be on the original timeline. Per C. Kaufmann, she has received a call from a resident concerned that it will not be moved. A short discussion ensued about appropriate timing and the process moving ahead.

Organization of Our Files & Additional Documents Needed

J. French pointed out that perhaps the commission should look at the COA application again to specify what is considered routine maintenance. C. Kaufmann talked about digitizing records for homeowners to access information about their house and making covers to organize commission files. The commission agreed to assist with this as an offline project perhaps during the summer.

Any New Business

A. Blake reiterated from the prior meeting that the concrete walkway might be approved if it could be tinted and would have joints so it was not a single slab. She met with Two Brothers and they advised her they will do expansion joints as a matter of course of installing the walkway, but will not be able to tint. She then searched for a company that can tint the walkway. The only company she found was in Bethel but it has a \$10,000 minimum. It is possible to paint with epoxy but it doesn't look good and doesn't last. A. Blake received another bid on bluestone that is \$1,000 less than the other bid.

A. Blake went on to state that the Sherman Library Board is motivated to get this surface changed to avoid the risk of patrons slipping and/or falling. She is asking if the commission can accept the concrete walkway without tinting or if the commission will require bluestone as the preferred alternative. Overall, bluestone would be \$3,000 more expensive than concrete. In addition, she explained that every dollar counts and the library just incurred additional expenses as a hydraulic door joint failed and needed to be replaced. K. Angelo and J. French agree that concrete would be suitable, while C. Kaufmann does not share the same opinion.

J. French **made a motion** to issue a certificate of appropriateness (COA) to the Sherman Library for the installation of a concrete walk with expansion joints and no tint.

Seconded by: K. Angelo

Vote: 2 aye and 1 nay; passes by majority

Adjournment

J. French made a motion to adjourn the meeting

Seconded by: C. Kaufmann

Vote For: Unanimous For

C. Kaufmann adjourned the meeting at 7:54 p.m.

Respectfully submitted by Christine Aruza
Next monthly meeting: Monday, July 21, 2025, @ 7:00 p.m., Mallory Town Hall
