

**Minutes of the Regular Meeting and Public Hearing of the Milford Historic District No. 2,
South of the Green – Board of Education Meeting Room, Parsons Government Center
(unapproved)**

Chair Smith called the Public Hearing portion of the meeting to order at 6:30 p.m. on Wednesday, October 9, 2013.

Public Hearing: Application for Certificate of Appropriateness; 42 Pond Street, Mr. Kaplowe. Chair Smith reviewed the rules and procedures of a Public Hearing. Mr. Kaplowe submitted certificates of mailings.

Mr. Kaplowe gave Chair Smith a public apology stating that the letters went unnoticed and he didn't clearly understand that all work was to stop; he should have taken more action with the builder and he apologized. He further stated that his wife always wanted an older house and they are very happy here. He showed a picture of the bump out similar to the side of the house and submitted a sketch of such. He wants to mimic the side of the house. A one car garage exists now and is within the easement and has been grandfathered in. The three car garage proposed would meet the minimum requirements. He originally had plans to attach the garage; similar to the neighbors. However, this would block the view to the water so he thought he would do detached. He showed a picture of the proposed garage with a cupola. Chair Smith asked how much bigger the garage would be. Mr. Kaplowe stated a one care verses a three car and it would be facing a different direction. On the neighbor side he would tear up the driveway and put in lawn to the house. A sketch of this was reviewed. He currently lives in Woodbridge in a 3,500 sq. ft. house and is downsizing into this one which is 1,200 sq. ft. There are windows on three sides of the bedroom and the other wall is doors; he would like to take out a window in order to have a wall for bed placement. The window facing the street would be removed. The same issue is with the kitchen; they need cabinets and would like to remove windows. A sketch of this was reviewed. Tapestry in front of the window in the front of the house for bed placement in the bedroom was discussed. A banister on the second level in the front/side of the house is proposed. A picture of the back porch was reviewed. Mr. Kaplowe stated that they considered a deck but it seemed out of place. He reviewed French doors in the rear that he did not think was an issue.

The small bathroom window in the second floor in the rear of the house was discussed. Mr. Kaplowe was hoping to put a larger window in by using one of the windows removed from the rear of the house. Mr. Kaplowe stated that he would like to keep the house in character and enjoy the views of the harbor. He is trying to bring in more light on the east side and more function inside the house.

Chair Smith stated that she felt this was a lot of detail and projects and that they should be addressed one at a time.

Margery Mackendrick, 48 Pond Street, asked why work is already completed on several items; the French doors are already in, the master bedroom window and two other windows are already removed. Chair Smith explained that the Board has the authority to have the applicant restore any work that was already done. Mr. Kaplowe stated that he was doing the work and then

received the letter from Chair Smith of the process. He further stated that he is not living in the home; he still is living in Woodbridge and had not been picking up the mail regularly. There was question as to items in the letter to the neighbors did not include all projects being proposed. A. Paulson clarified that the purpose of the letters to the neighbors is to notify them of the hearing and that the entire application is on file with the City Clerk.

Nick Veccharelli, 57 Pond Street, stated that he sympathizes with the applicant in trying to meet modern comforts and comply with an old house and feels the bathroom window does not take away from the character of the house. Old houses had no cabinet space; they had pantries and windows that leave no options for cabinets and this is a common problem. He does not see these revisions as being a detriment. The bumping out in the back would add to the character of the house and match the side of the house. The French doors can't be seen from the street. Chair Smith stated that the purview is what can be seen from any public view. Veccharelli stated that the back didn't seem to be out of character with the house. The single car garage is small and can't really even fit a car, has no useful purpose and is ratty looking. The garage would be an improvement and increase value for all.

Kathy Kobishyn, 26 Pond Street, stated that she is sure that the changes are going to be tasteful but the process was concerning and the work surprising. She is glad to have a new neighbor and is glad this is before the commission and wants the charm of the neighborhood to remain. Mr. Kaplowe stated that he loves the area and is only interested in the characteristic of the neighborhood and wished he started on the right process and he apologized.

Chair Smith reviewed the 6 projects:

1. **French door to access the rear porch** – Mr. Kaplowe stated that he thought the rear work didn't apply. Mr. Mackendrick, 48 Pond Street, stated that the French door looks good. Mrs. Mackendrick agreed that it looks good but that it bothers her that the process was not followed. Ms. Kobishyn agreed.
2. **The other French door** – the same comments applied.
3. **Bump out in the kitchen** – a bay window is proposed to look like the existing one on the side of the house. E. Kennard clarified that the proposed window would be the same look as the existing one on the side of the house. Mr. Kaplowe confirmed this and stated that he would show the builder the pictures and that he is considering a copper roof. The side has 3 windows; the new one will have 4 windows. A picture of the existing windows was viewed. Mr. Kaplowe stated that this project would render the Bilco door useless, so it will be removed.
4. **Removal of window in master bedroom** – pictures were viewed. Nick Veccharelli stated that there was a great big tree that covered half of the house. A discussion followed regarding covering the window in the inside. Mr. Mackendrick stated that this window is a real feature of the house and doesn't look the same without it. W. Ortoleva stated that the business that is above the Subway downtown framed over the windows inside and left the windows outside. Mr. Kaplowe stated that he kept the window.
5. **Remove 2 windows on the left side of the house for kitchen cabinet space** – Mr. Kaplowe showed pictures of the house. Mr. Mackendrick stated that this is a good historical detail and he would be opposed to a blank wall. A discussion followed regarding sheet rocking over

the window or making the windows symmetrical; they are 2 different size windows. Nick Veccharelli stated that thought should be given to modernizing a house and remodeling bathrooms and kitchens are very important in homes. To remove the driveway and put in grass would be beautiful. He questioned if windows were that critical and if it would become a problem being sheet rocked over if a window broke.

6. **Garage** – replace a one car garage with a three car garage – Mr. Kaplowe showed pictures of his house in Woodbridge and its' landscaping noting that he takes care of things and wants to be a good neighbor. The garage would be in the same location as the existing one but have a different access. The access would be next to the Mackendricks'. Mrs. Mackendrick stated that she is concerned with runoff and asked if it would be paved further stating that a three car garage would not be in character with the neighborhood. Mr., Kaplowe stated that the driveway would be oil and stone and he has used this in the past with success. Lynn Greer, 10 Pond Street, asked if there are to be trees removed. Mr. Kaplowe stated that one pine tree in front would be removed; not the maples. The grade would be about 3.5' over 30'. He has used oil and stone and will use this and it will drain water. N. Veccharelli stated that the existing garage serves no purpose and neighbor input was that they are hoping this garage would block out noise and light from Festivals in the area. The dimensions of the garage were discussed. Chair Smith stated that the garage has always been there since 1938 or so and the shed has been there 15 years or so and is a tin Sears type shed. C. Thomas stated that these were zoning issues and there would be a Planning and Zoning hearing as well. G. Becker stated that this commission would approve a specific design and once approved, it could not be changed. A. Paulson noted that if the garage did not require a variance, there would not be a P & Z public hearing.
7. **Replace bathroom window with one from the side of house** – Mr. Mackendrick stated that this is an unusual window; narrow and tall and is a significant historical item. N. Veccharelli asked what the need to change this was. Mr. Kaplowe stated that it would provide more light in the bathroom and it can only be seen from the Mackendrick property.

Arthur Paulson summarized that there was support for items 1, 2 and 3 and opposition to item 4 and some opposition to items 5, 6 and 7.

Chair Smith closed the public portion of the meeting at 7:55 p.m. and called the regular meeting to order.

I. Roll Call

Present: Gary Becker, Elizabeth Kennard, Carol Molloy Smith, Walter Ortoleva, Arthur Paulson and Alternate C. Thomas.

Absent: A. Stowe (excused).

II. Minutes

A motion was made by A. Paulson, seconded by G. Becker to approve the minutes of the August meeting as presented. The motion carried unanimously.

III. Discussion and vote on COA Kaplowe, 42 Pond Street.

A motion was made by A. Paulson, seconded by E. Kennard to approve COA for appropriateness for discussion. E. Kennard stated that she appreciated the neighbors input but historic appropriateness is the boards' purpose.

A motion was made by A. Paulson, seconded by W. Ortoleva to subdivide the motion to act on items 1, 2 and 3. The motion carried unanimously. A. Paulson stated that there was no significant opposition to these 3 items and he would approve them. C. Thomas questioned that they were before the board due to the view from the Harbor and boat yard. Chair Smith confirmed this. C. Thomas questioned if the French doors are within keeping the character of the house and district (noting that the bay window seems to be in character). A. Paulson stated that it is his opinion that they are consistent with the Historic District and tolerable. Chair Smith noted that her own house has original French doors. The motion to approve was called and carried unanimously.

A motion was made by A. Paulson, seconded by E. Kennard to subdivide the motion to act on Items 4, 5, 6 and 7 separately. The motion carried unanimously.

Item 4 – removal of master bedroom window. Chair Smith stated that the purpose was to place a large bed/headboard against a wall. G. Becker stated that there are options; the original window, removal or a fake window (sheet rocked over). A. Paulson stated that the board cannot redesign an application but can recommend. G. Becker stated that this could be tabled or action postponed without the applicant having to start the process over. A discussion followed on specific reasons or information needed to amend the application. C. Thomas stated that he believes the window should go back in. A motion was made by A. Paulson, seconded by W. Ortoleva to postpone action with invitation to amend the application to install an ersatz window. The motion carried unanimously.

Item 5 – remove two windows for cabinets in the kitchen. A motion was made by E. Kennard, seconded by A. Paulson to postpone action with invitation to amend the application to install ersatz windows. A discussion followed; C. Thomas stated that he would keep 2 in order to preserve the historic integrity. E. Kennard asked if the windows aligned. G. Becker stated that they did not. Removing one window was discussed. G. Becker stated that most houses are symmetrical in the neighborhood and he referenced a previous application where a window was cut in half for cabinets. The motion was called and carried unanimously.

Item 7 – bathroom window in rear of house. This was discussed; E. Kennard stated that an existing window would be used for this. C. Thomas stated that he looked at the property and he is not sure if this is within public view and he would approve this. An original motion was made by A. Paulson, seconded by E. Kennard to approve replacement of the bathroom window. The motion carried unanimously.

Item 6 – replace 1 car garage with 3 car garage in same location. W. Ortoleva stated that the proposed garage is pretty big. A discussion followed that height and setback are Planning & Zoning issues and if it is keeping in character of the home is this boards' issue. Chair Smith stated that any alterations to what is proposed would have to come back to the board. E. Kennard stated that this size and scope would have to mirror the style of the house. G. Becker stated that the picture is within the style of the house. C. Thomas stated that the

cupola and doors were discussed but not definitive. A motion was made by A. Paulson, seconded by W. Ortoleva to postpone action on the garage until next month. The motion carried unanimously.

IV. President's Report including Correspondence

- A. C. Thomas, introductory letters to new residents.** C. Thomas will meet with the City Clerk regarding this process.
- B. Duncan Barn, ongoing efforts.** Chair Smith reported that the repair has been done and funds are still being sought after.

A letter was sent to the City Attorney regarding the window being done without approval. The response was that the board does have the authority to require the applicant to undo the work. A violation for the Historic District regarding windows is defended by the City Attorney. A letter was sent to the applicant to cease and desist.

V. Clerk/Treasurer's Report

W. Ortoleva reported that there is \$2,150.00 in the account.

VI. Unfinished Business

- A. Tree Committee Report – E. Kennard** – no report.
- B. High Street Sign - W. Ortoleva** – the sign is not there, someone pulled it out. There is another one by the Boat Works and that one is bent. The sign model is no longer available; a different version has to be looked at.
- C. Legal Notices/Milford Mirror** – W. Ortoleva reported that the Milford Mirror has adequate circulation and is a paid subscription. The City has switched to this. However, it only comes out once a week on a Thursday and this timeline does not work.

G. Becker reported that a house on 49 Lafayette Street replaced a porch deck and he went out and looked at it and it was replaced with a like deck and a letter was sent for approval.

Chair Smith reported that she met with A. Stowe and will lend assistance with the Historic District along Gulf Street.

A. Paulson complimented the Chair for her work enforcing the process. C. Thomas agreed that it was a delicate situation and she showed steady leadership.

There being no further business to discuss, the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Lisa Streit