South of the Green Milford Historic District No. 2,

Minutes of Regular Meeting and Public Hearing – Via Zoom – December 14, 2022

Present: Andy Belden, Chris Bishop, Liz Kennard, Andy Kozlowski, Marc Muller, Walter Ortoleva, Arthur Stowe

Applicant: Scott N. Koschwitz

Chrmn. Bishop convened the meeting at 6:30 p.m. and declared a quorum present. The regular meeting stood in recess at 6:31 p.m. and the public hearing was called to order at that time.

**Certificate of Appropriateness Application by Scott N. Koschwitz and Ingeborg C. Loff-Koschwitz at 67 High Street for the reconstruction of the barn and attached storage structure**

Mr. Koschwitz explained he and his wife first presented an application in 2019 with regard to putting in a foundation on the rear portion of the barn. He added at some point the barn had two separate portions and the two structures joined in 1860. He stated the rear portion was built on brick and stone and over time one of the corners was subsiding rather severely. He stated the rear portion pulled away from the front portion and when they came before this Commission in 2019 they requested the work on the foundations as well as make some changes to window size and locations. He explained on the west side of the barn there was an 8 ft wide roll up garage door and they had proposed to install an 8 ft. wide carriage style door. Further he noted the rear portion had a traditional style garage door. He explained construction of the 24 x 24 ft garage and the barn foundation occurred concurrently.

Mr. Koschwitz stated the construction of the garage completed in August 2020 and a few days later the area was hit with a tropical storm which took down a beautiful, big tree in their yard and the tree landed on the barn. He explained the property lines to his neighbor (75 High St.) are very close and he was concerned that because of the size and weight of the tree the entire barn would collapse and cause damage to his neighbor’s property Mr. Koschwitz stated they had the tree removed and it was obvious that the roof was crushed and the north wall of the barn had to be stabilized. When the contractor looked at the barn he saw the damage from the tree and the water as well as insect damage that had occurred over time, he made an assessment that it did not make practical or financial sense to proceed with our original plan. He stated they have made some changes since the 2019 application and changes to the plan. Primarily a carriage style door on the left side, window elevation on the upper story in the rear portion of the barn, double hung windows. He further explained on the south elevation to the left of the carriage style doors we have a single awning style window and they also have decided to remove the 2nd entry for purpose of security and that would allow us to put in an interior stairway for better access. It was noted they plan to keep the style of the siding as best as possible and that would be a vertical siding primed and colored adding the intention is to maintain the appearance of the original structure,

Mr. Koschwitz explained in 2019 there were concerns about consistent roofing and the commissioners had concerns about different roofs and would have liked the same roof on the garage as on the house. He explained the contractor took measurements of the roof and house peaks and that was how the dimensions were set.

Mr. Stowe questioned if the building will be the same size as what was there originally.

Mr. Muller added the overall structure is higher than what it is today.

Mr. Koschwitz explained the building will replicate the barn height.

Mr. Ortoleva stated he liked the drawings provided and understands why the need to rebuild. He added he likes the proposed design better than what was previously there and he felt the architect did a good job bringing it all together.

Ms. Kennard questioned if the windows were to be awning style and Mr. Koschwitz explained all windows will swing out from the top, awning style.

Ms. Kennard asked if the windows match the new garage and she was told they are made by the same manufacturer (Marvin) and are the same models.

It was also noted by Mr. Koschwitz there are some limitations on the color of the windows but they plan on going with traditional barn red. He also noted they will be the same windows in terms of simulated divided light windows as what is on the garage.

Mr. Ortoleva asked if they chose the cement siding because it was pre-primed and he was told the property lines are very tight and anything incorporated to allow for the least access to the adjacent property would be the best option.

With regard to the permit, Mr. Koschwitz explained they still have an open construction permit on the barn and Mr. Griffin (City Permit Dept), stated once a COA from this commission is received, we can initiate construction.

Mr. Muller asked if the permit included heat and electricity? He was told the owners had trenched utilities out to the barn with the previous construction and they will amend the permit to include anything else such as seasonal heating.

Chrmn. Bishop asked if there were any long-term plans for the barn and Mr. Koschwitz explained the intention to restore the barn, the rear portion will be for tools and gardening equipment while the front will have interior home office space but other than that there are no plans for sleeping facility, running water, toilet or cooking.

Mr. Muller asked if there were any plans to incorporate the hay loft into the plan and he was told the owners did not see that as practical to incorporate it.

Ms. Kennard emphasized the fact that the Commission is concerned about preserving the barns in the neighborhood as best as possible and Mr. Koschwitz stated they are committed to restoring the barn and it was heartbreaking to lose the barn and the big beautiful tree in the storm. He added he might try to sell the barn wood or use it for furniture.

Ms. Kennard referred to past conversations and appreciated the fact that the owners maintained with the suggestion of the front carriage door.

Being no further questions, Chrmn. Bishop invited Mr. Koschwitz to stay for the remainder of the meeting but Mr. Koschwitz stated he would sign off at this point and wait for further communication from the Commission.

The public hearing portion of the meeting closed at 6:56 p.m. and the regular meeting convened at that time.

**Certificate of Appropriateness Application by Scott N. Koschwitz and Ingeborg C. Loff-Koschwitz at 67 High Street for the reconstruction of the barn and attached storage structure.**

**A motion was made by Mr. Stowe and seconded by Ms. Kennard to** **accept the COA as presented by Scott N. Koschwitz and Ingeborg C. Loff-Koschwitz, 67 High Street for reconstruction of barn and attached storage structure.**

Mr. Ortoleva stated it is a shame that the barn which had history on the property was destroyed but rebuilding it is necessary. He added the reconstruction will lose some of the oddities but what is proposed is fitting. He also stated he had no problem with interior home office plan.

Mr. Muller stated with no running water in the barn confirms it will not be used for additional living/sleeping quarters. He added he would like to have seen a “hay loft door’ even if it was simulated. As well, he was not in total agreement with awning style windows.

Mr. Stowe stated he was happy to see the garage doors gone. He added the barn had a life and that life ended when the tree crushed it.

Mr. Muller stated he did have some concerns earlier but a lot of those concerns had been alleviated with the explanation provided.

Ms. Kennard referred to the previous time this commission met with the property owners and it was not anywhere as civil as it was at this meeting. She stated that she is happy that some of the foundation will be stone to match the house and added we can never guarantee what the next person who moves into that house will do to that barn and this board needs to protect the barns as well as the houses in our District.

Chrmn. Bishop felt that the owner and his architect worked hard to make the new construction match the original. He added the fact that the house is so out of zone with the property line that even the city would have difficulty with them going beyond what is permitted.

Mr. Ortoleva noted that the use of cement board siding which is pre-primed is wise as it would hold up better than wood.

Mr. Muller noted the owner said architectural wood was what he was planning to use.

In looking at the submitted drawings, it was confirmed that architectural wood, almost cement like, is what was going to be used.

Mr. Belden reminded the members we are looking at the style not so much the material to be used.

Mr. Stowe noted if the plans are approved as presented, the owner will have to use the material included in the plans submitted.

Ms. Kennard felt the motion should reflect our intention with regard to using material included in the plans submitted.

Discussion ensued regarding a faux hay loft door being included but it was noted that would require moving a window.

Motion carried unanimously to approve the COA as presented by Scott N. Koschwitz and Ingeborg C. Loff-Koschwitz, 67 High Street for reconstruction of barn and attached storage structure without modification.

**Consideration of Minutes** – no action. September minutes and December minutes will be considered at the next regular meeting.

**Chair’s Report including Correspondence** – Chrmn. Bishop stated Mr. Belden has submitted his letter to Mayor Blake declining reappointment as of 12/31/2022.

Mr. Belden stated he was disappointed that he never had the opportunity to meet in a public meeting as all of his meetings had been via zoom.

Ms. Kennard thanked Mr. Belden for his diligence and recommendations.

Discussion ensued regarding filling the vacant seats on the Commission.

Chrmn. Bishop stated if necessary he will stay on in January if there is going to be a January meeting but if there is no meeting, he will be stepping down as Chairman 12/31/2022.

**Clerk/Treasurer’s Report** – Mr. Ortoleva stated the $650 grant from the city had been received and the balance as of 12/1/2022 was $7,623.50.

Motion was made by Ms. Kennard and seconded by Mr. Stowe to accept the Treasurer’s Report as presented. Motion carried unanimously.

**Unfinished Business** – Mr. Ortoleva stated he was able to find a sign maker to make 2 new signs for the District, one to replace the broken sign and one to keep in storage for future use.

Ms. Kennard thanked Mr. Ortoleva for undertaking this project adding the signs identify the District and that is appreciated.

**New Business**

Mr. Belden referred to the welcome letter that was sent out in the past and the discussion we repeat that task in a timely fashion. He suggested we keep that in mind to repeat that mailing in the coming year.

Mr. Muller suggested sending a certified letter every other year vs. every year.

Ms. Kennard asked members to verify we have the names of any new home owners in the District since the last mailing in order to update the mailing list.

Being no further business, motion was made by Mr. Stowe and seconded by Mr. Belden to adjourn at 7:26 p.m. Motion carried unanimously.

Recorded by Diane Candido