

Milford Historic District No. 2, South of the Green
Minutes of Regular Meeting and Public Hearing – Board of Education Meeting Room (Learning Center), Parsons Government Center – February 13, 2019

Vice Chair Gary Becker called the meeting to order at 6:32 p.m.

Present: Gary Becker, Elizabeth Kennard, Walter Ortoleva, Christopher Bishop, and Arthur Stowe. Carol Molloy Smith present by phone.

Excused: Marika Mosley.

The regular meeting stood in recess at 6:33 pm and the public hearing was called to order at 6:33 pm.

Public Hearing to consider Application for Certificate of Appropriateness from Michael Connolly and Suzanne McKeever of 5 Union Street, Milford, CT, to install colonial-style grilles, 6 over 6, in the windows of the home and to add a few shutters to the front of the house (copies of appropriate documents were submitted).

Michael Connolly and Suzanne McKeever were present.

Mr. Connolly stated as a follow-up to the last meeting they had attended, their house project has gotten to the point where they are getting into more details. The window style they have chosen they believe is more appropriate to the time period in which the house was built. He noted the new window style will give the house more curb appeal as well.

Mr. Connolly said he took the architectural drawings that had been approved at the prior meeting and drew in what the house would look like with the 6-over-6 grilles as proposed.

Mr. Becker and Ms. Smith inquired if the current windows on the house are original or if they are replacement. Mr. Connolly explained there are replacement windows throughout the house. Mr. Becker asked if the gable that currently has vinyl siding on it had fish scale shingles previously. Ms. McKeever said they would love to be able to find out exactly how the house looked originally.

Mr. Stowe asked when the house was built; Mr. Connolly said 1900. Mr. Ortoleva stated that a lot of houses in the area are labeled as being built in 1900 when in fact many are older than that. Mr. Connolly noted 1900 is what is on the assessment records.

Mr. Becker asked if it would be the press-in muntin-style bars; Mr. Connolly said they would be floating within the glass.

Mr. Ortoleva added the replacement windows fit within the old casements and the reason for the change of the windows would be for energy efficiency. Mr. Connolly agreed and added the approval is needed now because the plan is to add windows in the previously-approved addition and they would like to have all the windows on the house match.

Mr. Ortoleva asked if the 6-over-6 style is what the owners believe is closer to what was appropriate for the time period of the building of the house. Ms. McKeever stated from what she has read, houses from that time period did not have large expanses of glass. Glass was transported in much smaller pieces.

Ms. Kennard noted her house is similar to the subject property. She has single 1-over-1 windows, as do many other houses in the neighborhood. She has read there was a time where single panes were used because the glass was stronger. She added she is concerned having muntin-style will change history. Ms. McKeever said there is an original window in the stairwell that has mullions.

Mr. Becker explained to everyone present the style of home that was being built in the 1900s time period in the area were the Victorian style, gable end to street, with an asymmetrical front. Ms. McKeever noted there are no Victorian details to the subject property, but the inside has some craftsman details. All present discussed the different styles of house present in the area for the time period.

Mr. Bishop noted in his research that he has not seen any of the bay windows that have the 6-over-6 grilles. He stated he thinks the 6-over-6 will look almost too busy. Mr. Ortoleva stated he believes 1-over-1 is more attuned to the time period for houses in the area.

Mr. Becker asked the homeowners to discuss the proposed shutters. Mr. Connolly explained to increase the curb appeal of the house and to match some of the other houses in the neighborhood, they would like to have shutters on the subject property. He added because they do not have plans to renovate the outside of the structure in the near future, shutters are a good option for now. He also stated the proposed shutters would be flat panel vinyl.

The members discussed the pros and cons of adding shutters to the home. Mr. Ortoleva stated his concern about the color of the shutters. Ms. McKeever said they hope to match the color of the front door and won't be as dark as they appear on the drawings submitted.

Being no further questions or discussion, the public hearing portion of the meeting was recessed at 6:56 pm in order to consider the plans for the windows and shutters.

The regular meeting was immediately reconvened at 6:56 pm.

COA submitted by Michael Connolly and Suzanne McKeever of 5 Union Street, Milford, CT, to install colonial-style grilles, 6 over 6, in the windows of the home and to add a few shutters to the front of the house.

Mr. Stowe and Ms. Kennard moved and seconded to approve the COA application to replace the front windows of 5 Union Street.

Mr. Becker opened the discussion by stating it is unknown what the original windows of the house looked like. He said the question is whether the change to the 6-over-6 is appropriate for the architectural style of the house. He added he reported earlier that when he looked at other houses of this vintage, it was all over the map in terms of what the windows were; some were in fact the 6-over-6, but most were 1-over-1 and 2-over-2. That being said, he is not certain the 6-over-6 would be inappropriate. His inclination would be to go ahead and approve the COA.

Ms. Smith noted it is questionable because no one is really sure what was there originally. Most of the houses from the same time period have 1-over-1 and 2-over-2 windows. She added, however, that she has no objection to the 6-over-6 style. She did state is not particularly happy with it, however.

Mr. Ortoleva opined he likes the 1-over-1 personally. He believes the 6-over-6 will neither harm nor help the overall look of the house. His gut feeling is that the house likely had 1-over-1 windows originally, but he does not want to deny the COA for that reason alone.

Ms. Kennard agreed and added she wished there was a right answer. She too believes they were originally 1-over-1.

Mr. Bishop said he believes it would look too busy with the 6-over-6 and he would love to find a reason to ask the homeowners to think about their design decision again. He added he has to remain cognizant of the fact that the 6-over-6 probably is as appropriate for the house as 2-over-2 would be. His inclination is to approve the COA.

Mr. Becker opened the discussion regarding the shutters. He noted the shutters will be a decorative accent to the home. He added the one window above the door looks lonely by itself and the look would be consonant with other Victorian-style houses with decorative shutters.

Mr. Ortoleva noted again the shutters seem to stand out in the submitted drawings and hoped a lighter color would be chosen.

Mr. Stowe inquired if 4-over-4 window panes had been looked at as an option. He had nothing to add on the shutters.

Ms. Kennard had nothing to add about the shutters.

Mr. Bishop had nothing to add about the shutters.

Ms. Smith stated she has no objection to the shutters. She does not feel they are appropriate for the front porch, but the second and third floor shutters she would not object to.

Mr. Ortoleva asked if there was a rear door that was also going to be changed. Mr. Connolly and Ms. McKeever stated the slider had been previously approved.

The Commission voted unanimously to approve the COA submitted by Michael Connolly and Suzanne McKeever of 5 Union Street, Milford, CT, to install colonial-style grilles, 6 over 6, in the windows of the home and to add a few shutters to the front of the house.

Being no further COAs to discuss, the regular meeting commenced at 7:10 pm.

President's Report including Correspondence

No report.

Clerk/Treasurer's Report

Mr. Ortoleva reported the Commission received a \$650 grant, and stated the balance in the account is \$4900.

Ms. Smith asked Mr. Ortoleva if he had heard anything about the purchase of a tape recorder for future meetings. Mr. Ortoleva said the subject has been discussed and will be discussed further. Ms. Smith will ask the City Attorney if recording meetings is allowed.

Unfinished Business

Ms. Kennard asked if she had missed the meeting where the house on High Street had received approval for changing the columns. Mr. Becker confirmed a COA was not needed as the columns would be same-for-same.

New Business

Mr. Ortoleva related an incident where he had been approached by neighbors inquiring about the scaffolding on a house on Lafayette Street. Mr. Ortoleva approached the homeowner first to offer his assistance in finishing the project in order to expedite the removal of the scaffolding. Mr. Ortoleva stated the exchange between the men was not friendly and he was sorry he got involved.

Ms. Smith also noted that the Northrop house roof is beginning to cave in. Mr. Becker reminded the members of the blight ordinance in Milford and would not be a Historic District issue.

Executive Session

None.

There being no further business to discuss, Ms. Kennard and Mr. Ortoleva moved to adjourn at 7:31 pm. Motion carried unanimously.

Recorded by Colleen Birney