South of the Green Milford Historic District No. 2,

Minutes of Regular Meeting and Public Hearing – Via Zoom – March 17, 2021

Present: Andrew Belden, Christopher Bishop, Elizabeth Kennard, Andy Kozlowski, Marc Muller, Walter Ortoleva, Carol Molloy Smith, Arthur Stowe

Chairman Bishop called the meeting to order at 6:34 p.m. The regular meeting stood in recess at 6:37 p.m. and the public hearing was called to order at that time.

Michele Zurko-Smith, 21 Central Avenue for review of re-siding of house. (representing Ms. Zurko-Smith was Daniel Moran, property manager)

Mr. Moran explained the intent was to put vinyl siding and metal trim on the windows. He explained Ms. Zurko-Smith thought she was given permission by the Historic District to put siding on the house which now has asbestos siding and it was felt the vinyl siding would be a better look for the home. He explained it was believed that permission was granted for this work and homeowner assumed the contractor had gotten the permit and the contractor assumed the same of the homeowner and now it is necessary to resolve the issues surrounding this matter. He referred to a house at the end of the street with charcoal gray siding which he had put on that house some 11 years ago. Mr. Moran further explained the goal is to improve the look and it was felt they have a good plan for the house.

Mr. Ortoleva questioned previous comment referring to siding *he had put on that house some 11 years ago.*

Mr. Moran explained he was referring to the dark gray color being considered for 21 Central Avenue and that house had that color siding put on it 11 years ago.

Mr. Ortoleva noted vinyl siding is approved within the District but there are different types of vinyl and this Commission is concerned with the look, the size the trim and the corner boards. He further explained the process a homeowner follows when doing such work on a home within the District and noted when the Commission reviews the application for such work, guidance and direction are provided before the work begins.

Mr. Moran explained the siding is double 4 inch vinyl siding; 8 inch trim board at the bottom (freeze board); 6 inch white corners and the front gable above the 2nd floor window will be red cedar impressions which goes with the style of other homes in the area. He noted the cedar could be eliminated if need be. Further, he explained that at this time the asbestos siding beneath the house is going to be cracked from putting nails into it where the vinyl siding had been put on.

Ms. Kennard stated the Commission appreciates the goal to improve the look of the home but the charge of this group is to keep the historical integrity of the neighborhood and that is why homeowners come to the Commission ahead of work being started adding it would be at that time members can address window changes or any change that affects the historical look of the house.

Mr. Moran added the trim board on the bottom is an early American look and it was believed any other changes are within the historical guidelines.

Ms. Kennard asked does the work being considered change the look of that particular house and Mr. Moran explained there are no changes to the porch, just the color. He also noted vinyl siding will be put on the bottom of the porch (white panels).

Mr. Moran also noted all new metal trim is to be put around the windows and it will reflect the look that was there previously.

Mr. Ortoleva questioned any changes to the porch and Mr. Moran stated no change to the decking or the stairs, just painted and the railings will be painted as well.

Mr. Ortoleva expressed concern with the corner pieces and felt they are over-sized for that house.

Mr. Moran noted many other houses on the street have a 6 inch corner piece and he felt in this case for the age of this house, it is either 4 inch or 6 inch and being it is a 2 story house it would be big enough for the 6 inch corner piece.

Mr. Ortoleva noted when people were using wood, 6 inch corners were not typically used.

Chairman Bishop pointed out the concerns expressed were with regard to style and that is what this Commission is concerned with.

Mr. Ortoleva stated it is important to keep the integrity of the house and had they come before the Commission before starting the work, he personally would not have voted in favor of that size.

Mr. Stowe added that is why a COA is important before the building permit is issued. He noted that the owner of the property is Edgewater Slip LLCand he asked if Ms. Zurko-Smith is part of that group.

Mr. Moran stated he did not know if that was the case.

Mr. Stowe further noted the application states the house is currently a home and he asked if it will stay as a single family home and he was told yes.

Ms. Smith asked if it was possible for the members to see pictures and Daniel stated he did not have them at this time but could forward pictures for the Commission to view.

Mr. Ortoleva stated he spoke to someone at the house on 12/12/20 who claimed to be the general contractor and at that time Mr. Ortoleva told him they had to go through the process of getting a COA approved by this Commission. He went on to explain that in 2/21 vinyl siding was being put up and he asked if he could see the permit and was told someone would bring it but days later more siding went up and again when asked to see the permit the contractor told him the same that someone would bring the permit to the house.

Mr. Moran stated Ms. Zurko-Smith spoke to someone on this Commission and she was told that the siding could be put on the house.

Chairman Bishop explained this group has no issue with vinyl siding but it was necessary to come before us prior to the start of the work commencing and if they had gotten the permit, there would be no issues.

Mr. Muller explained when Ms. Zurko-Smith purchased the house she should have received the statutes applicable to this area noting he recently purchased a house in the District and he was given this information.

Mr. Ortoleva stated vinyl siding is a material as is wood but within the Historic District, it is necessary to have a permit to start a project like this.

Chairman Bishop asked if this is approved with a 4 inch corner board instead of 6 inch, how difficult would it be to make that change.

Mr. Moran explained all of the siding near the corners will need to be removed. He added the back two corners were done and the front has no new siding on it yet.

Ms. Kennard stated she felt that Mr. Moran is answering the questions for the homeowner and is not a partner in the house so when a question is asked such as will the house remain a single family dwelling, he is not the owner and does not know the plans moving forward.

Mr. Moran stated he could not say for sure but there is a possibility this will change but he did not think this was the owner’s plan now.

Mr. Barry, resident of Central Avenue, stated there was a petition going around about this house being considered as a half-way house and further clarification should be made regarding that.

Mr. Moran stated he had no knowledge at all of that taking place for 21 Central Avenue.

Ms. Smith added that would have to go through P & Z first and it is unlikely that property would get such a variance.

Mr. Muller noted that it was mentioned that the owner has other properties that are not single family homes and based on that are there any plans to change the parking structures for this house (driveway) and he was told no by Mr. Moran.

Chairman Bishop explained any change to parking must come before this Commission for approval.

Being no further questions or comments regarding 21 Central Avenue for review of re-siding of house, Chairman Bishop invited Mr. Moran to stay on for the remainder of the meeting or if he chose to leave the meeting, he would be informed of the decision shortly. (7:08 p.m.)

**Curran D. and Abigail R. Bishop, 21 Green Street, review of re-siding and re-roofing of house**

Mr. Bishop explained that the application is to replace the roof with black standing seam metal roof which resembles a metal roof and will replace asbestos shingle on top roof and asphalt on lower roof. He added this roof will have a number of benefits and it is guaranteed for 100 years. He provided addresses of 2 similar metal roofs in Milford but not in Historic District No. 2 (125 W. River Street and 144 W. River Street).

Mr. Stowe questioned what material this roof was and Mr. Bishop stated he understood that it is steel that is treated to the color to preserve it.

Mr. Ortoleva asked if it was powder coated and Mr. Bishop stated his contractor was not able to join this meeting but he would attempt to reach him and get these questions answered.

Mr. Stowe also asked what is the material and the coating of the roof.

Mr. Bishop stated it was Dreval metal galvalume or aluminum with Kynar paint finish and it is not intended to look like shingles. He noted the shingle roof came out in the 1950’s. Also he stated the galvalume is galvanized steel. Mr. Bishop provided pictures which reflected the look of the type of roof he was referring to). He stated the standing seam roof will be on the upper roof and lower skirting.

Further he noted the Galvalume is galvanized steel with more aluminum than zinc.

Mr. Muller asked why the homeowners decided to go with standing seam roof and Mr. Bishop explained the standing seam roof looks more like the metal roof from the era the house was built.

Mr. Muller asked what are some of the alternatives if the Commission decides the metal is inappropriate.

Mr. Bishop explained they make interlocking that looks like cedar shake or architect asphalt shingle. He also noted with regard to the siding, the 2nd story now has asbestos tile and we would like to go with the cedar shake look that would match the garage siding. (7 or 8 inch reveal size). He stated the vinyl material needs an end piece to meet the corner and he stated he had a picture of what that would look like.

Mr. Bishop explained the siding as Portsmouth Shake & Shingles and shared a photo of the house explaining the clapboard near the porch will remain and the 2nd floor siding will be replaced with this cedar vinyl shake and there will be no change in the look of the house.

Mr. Ortoleva noted the Commission had no drawings or information about the material and it would be helpful to visually see it. He referred to the style of the house as “Queen Anne Style” home.

Ms. Kennard stated it seemed many of the details in the front of the house will be left as is and Mr. Bishop confirmed that.

Further Mr. Bishop emphasized the fact that the contractor will preserve the look as much as possible.

Ms. Kennard noted the look of the new roof will be seen straight on from Green Street and from Center Street it will be seen on the side.

Being no further questions or comments regarding 21 Green Street, the public hearing closed at 7:23 p.m. and the Commission meeting reconvened.

**Consideration of Minutes** – Ms. Kennard and Mr. Ortoleva made and seconded a motion to approve the minutes of the November 11, 2020 meeting as presented. Motion carried unanimously.

**Chair’s Report**

* Chairman Bishop stated he had been contacted by Katherine Rice, 13 Green Street who will be presenting her application for a COA at the next regular meeting.

**Treasurer’s Report**

Chairman Bishop stated he has two checks to be presented (both from the applicants reviewed at this meeting). Mr. Ortoleva reported the balance as of 3/17/2021 was $6,148.96.

**Clerk’s Report** – no report

**Consideration of COA(s)**

Michele Zurko-Smith, 21 Central Avenue for review of re-siding of house

A motion was made by Ms. Smith and seconded by Mr. Belden, for purposes of discussion, to approve the application of Michele Zurko-Smith, 21 Central Avenue for review of re-siding of house.

Mr. Ortoleva stated he liked how it looks but his only concern was the corner board which he felt will be wide and he would like to see a modification to standard 4 inch corner board.

Ms. Smith noted that considering the amount of work which Mr. Moran explained would have to be done to remove the existing new corner board, she felt an exception could be made on that matter.

Mr. Ortoleva again repeated that when the contractor was told in December that a permit was needed they still continued to do the work and they should not have done so without a permit.

Ms. Kennard asked if the big corners can be seen from the street and she stated she personally felt the 2 front corners could be made 4 inch and that would be a compromise.

Mr. Muller felt the sides could be seen from the street as well.

Ms. Smith again noted there would be a lot of work involved to change the sizes.

Mr. Muller asked if Chairman Bishop had received notice that adjacent property owners had been notified and he was told yes.

Mr. Stowe added it is important that we are sure Ms. Zurko-Smith is actually Edgewater Slip LLC.

Ms. Kennard and Mr. Ortoleva amended the original motion to approve the application of Michele Zurko-Smith, 21 Central Avenue for review of re-siding of house contingent on the fact that Ms. Zurko-Smith is in fact a principal in the company that owns the property.

Motion carried unanimously to approve the amended motion.

Mr. Ortoleva and Ms. Kennard proposed amending the existing motion regarding approval of the COA subject to changing the corner boards from 6 inch to 4 inch. By roll call vote, the motion failed 3 no, 2 yes.

Mr. Ortoleva stated he just checked the website for Edgewater Slip LLC and Ms. Zurko-Smith is reflected as an owner.

Chairman Bishop called the original motion for a vote and the motion carried unanimously.

**Curran D. and Abigail R. Bishop, 21 Green Street, review of re-siding and re-roofing of house**

Ms. Kennard and Ms. Smith made and seconded a motion to approve the application of Curran D. and Abigail R. Bishop, 21 Green Street for re-siding and re-roofing of the house which will change the roof to a steel/galvanized aluminum and will also change some of the shakes/clapboard from asbestos to new material explained.

Mr. Ortoleva stated he personally felt the lines on the roof are too strong and it changes the look of the “Queen Anne’ style of the house.

At this point Ms. Smith declared she would be recusing herself from any actions on this application.

Mr. Stowe pointed out to Ms. Smith that she has no vested interest in this house noting she was the previous owner for many years until very recently and he asked if she thought she could make an impartial decision.

Ms. Smith felt she would be more comfortable recusing herself and Chairman Bishop appointed Mr. Ortoleva as voting member for this meeting only.

Mr. Belden questioned why Mr. Ortoleva did not like the lines of the roof and Mr. Ortoleva stated he felt it makes the roof too much of a statement.

Mr. Belden asked Mr. Ortoleva if he thought it would look bad because it is the only house on the street that has those lines and Mr. Ortoleva stated he did not see that type of roof in the neighborhood and the houses that the applicant referred to as having such a roof are not in Historic District No. 2.

Ms. Kennard stated she has seen roofs like this in Vermont but in that area it might be more of a practical application due to the amount of snowfall.

Mr. Stowe stated he too has seen them in Vermont on 19th century time period home.

Mr. Muller added you see houses with that type of roof in the north but not in the more developed downtown areas.

Ms. Kennard pointed out this house is a more formal house.

Mr. Belden noted also referred to the 2 addresses the applicant provided that had similar roof styles and added he personally did not object to this roof.

Chairman Bishop explained there is a time issue with the application as the roof can be delayed but the siding work is more time sensitive.

Motion was made by Ms. Kennard and seconded by Mr. Stow to accept the new roof presented by Mr. Bishop (Dreval metal galvalume or aluminum with Kynar paint finish). By roll call vote the motion carried 3 yes, 2 no.

Motion was made by Ms. Kennard and seconded by Mr. Stowe to approve the siding and corners explained by the applicant and to replace the asbestos siding on the 2nd and 3rd floor of the house.

Mr. Muller noted that members had made a suggestion with regard to corner caps for the siding and the owner stated he would take that into consideration which shows he is willing to work with the Commission on this request.

Motion carried unanimously.

**Unfinished Business**

1. Letters to District Property Owners – Chairman Bishop stated he had sent the draft letter out to members for additional comments.

Ms. Smith felt we should make any revisions or changes and then send a new revision out to members.

Mr. Muller felt it would be beneficial to get something like this out and would like to see if it is possible to send these letters via certified mail.

Mr. Ortoleva added the letter should be sent to the homeowner and not the occupant of the house.

Mr. Belden referred to his own street which currently has new homeowners. He stated he is sympathetic to sending it out via certified mail but questioned whether the city list is up to date or would we miss a number of people.

Chairman Bishop stated the letter will be sent to where the homeowner resides.

Mr. Stowe suggested the possibility of sending it certified if a letter is returned undeliverable.

It was agreed that the members would review the city list and the information provided for the streets to ensure the addresses/addressees are correct.

Motion was made by Ms. Smith and seconded by Mr. Ortoleva to send the letter to the District property owners via certified mail. Motion carried unanimously.

Chairman Bishop will provide the list of everyone in the district and send it out to all Commission members.

It was suggested that Mr. Belden, Ms. Kennard and Chairman Bishop get together to review and finalize the letter.

Mr. Belden emphasized the importance of keeping the letter to one page.

1. Procedure memo – Chairman Bishop stated this is a work in progress at this time.

**New Business**

Mr. Stowe and Mr. Ortoleva made and seconded a motion to add to the agenda of this meeting election of officers of the South of the Green Milford Historic District No. 2. Motion carried unanimously.

Mr. Stowe and Mr. Ortoleva made and seconded a motion to nominate the existing slate of officers for the South of the Green Milford Historic District No. 2 to remain in office for 2021. Motion carried unanimously. (Christopher Bishop, Chairman; Liz Kennard, Vice Chairman; Carol Smith, Clerk; Walter Ortoleva, Treasurer).

a. Review Study Report Booklet and consider allocating funds to print some copies – Motion was made by Ms. Smith and seconded by Ms. Kennard to review Study Report Booklet and allocate funding to print copies.

Mr. Ortoleva noted that includes 2007 material and the neighborhood and owners have changed significantly.

Mr. Stowe noted ownership does not make a difference as it is a description of the property that is important.

Ms. Kennard information about the style of the house and when it was built is a valuable reference.

It was decided to table this matter at this time.

Discussion ensued regarding replacing the statute in the booklet with what is currently in place and it was felt there has been no change to that statute.

Being no further business to discuss, a motion was made by Ms. Smith and seconded by Ms. Kennard to adjourn the meeting at 8:25 p.m. Motion carried unanimously.

Recorded by Diane Candido