

NORWICH HISTORIC DISTRICT COMMISSION

Minutes of the September 18, 2019 Regular Meeting

The regular meeting of the Historic District Commission was held Wednesday September 18, 2019 at 5:30 pm in City Hall Room 319.

Members Present:

Regan Miner (Vice Chairman)
Richard Guidebeck
Nancy O'Neil
Greg Johnson
Timothy Dowhan

Members Absent:

Scott Learned (Chairman) - Excused

I. Public Meeting

The public meeting was convened at 5:40 pm. The order of COA presentations and discussions are at the discretion of the commission to accommodate all participants.

- COA #388 - Extension Request -Norwichtown Colonial Burying Ground – Signage
Regan Miner reported this was an extension for the already approved COA #388
- COA #398 - 4 Mediterranean Lane (Hinsch) - Roof, garage door, lighting, windows, driveway
Paul Hinsch of Evergreen Construction introduced himself stating he and his partner have renovated approximately 70 homes over the past 35 years. Mr. Hinsch stated they purchased 4 Mediterranean Lane as a neglected HUD foreclosure and plan to paint the 1951 clapboard home white with a black roof to achieve a crisp look. Mr. Hinsch stated for the garage they are looking to install white steel carriage doors with black barn lights protruding above. Paul Hinsch showed example photos of similar properties and that per his installer the district already has a lot of these style doors within it. Mr. Hinsch said there are plans for a black fiberglass door with a glass pane and black architectural lifetime shingles to replace the existing asphalt ones. Mr. Hinsch stated their goal is to clean everything up so while they are planning to keep the six-over-six window layout the existing windows are in rough shape with old aluminum screens covering them so their wish would be to replace with black sashes that have a white trim. Paul Hinsch stated he is willing to leave the storm windows in if they must but feels it will take away from the improved, crisp look. Mr. Hinsch continued that out of the two driveways their plan is to leave the one leading to the rear door of the home as-is and are looking to cut away the bottom portion of the lower driveway that is in poor condition and install granite with oyster shells. Mr. Hinsch clarified that the apron along Mediterranean Lane is in good shape so they would saw cut where the asphalt begins to crumble and then install raised granite that would create an edge to incase the oyster shells. Paul

Hinsch said he and his partner feel the proposed changes would be an asset to the area and they had received good reviews from neighbors to a home on Reynolds they recently renovated. Tim Dowhan asked what amount of windows the home had to which Paul Hinsch responded eighteen. Richard Guideback asked what the existing retaining wall is constructed of. Paul Hinsch answered that it is stone concreted in place which will remain and not much of the granite will be seen from the apron. Paul Hinsch added in regards to the barn they believe their new plan will even out the appearance of the existing eight foot wide and ten foot wide doors with a barn light going over each door and an additional in the center above the cemented area. Mr. Hinsch said he did look into alternative options aside from the proposed vinyl windows however those options were cost prohibitive for a renovation of this nature so his alternative would be to leave and hopefully repair what exists currently. Tim Dowhan asked if there was a brand they had in mind to which Mr. Hinsch responded they priced out Crystal Windows standard vinyl window. Regan Miner asked if there was an alternative to vinyl that could be considered for the windows. Paul Hinsch stated the next option would be aluminum clad however the vinyl windows are barely in the budget so as there is no easy solution any alternative option will be labor intensive. Mr. Hinsch stated he will work around the issue if the windows have to remain as is as he understands the Commission's position.

- COA #399 – 193 Broadway; Pereira: (Walkway/Landscape, Other)
No presentation was made. Commission noted this application is a duplicate of the previously approved COA #397.

II. Regular Meeting

The regular meeting was convened at 6:09 pm

A. Action on COAs

- COA #388 - Extension Request -Norwichtown Colonial Burying Ground – Signage
Discussion by the commission members ensued on if the application had changed in any way to which Regan Miner clarified it had not the project took some time to get in motion but the sign is designed and is currently being proofread by various scholars for approval prior to fabrication and installation. Motion to accept the extension request for the already approved COA #388 for the six month time period (Tim Dowhan, Nancy O'Neil seconded) was **approved** unanimously. Regan Miner abstained.
- COA #398 - 4 Mediterranean Lane (Hinsch) - Roof, garage door, lighting, windows, driveway
Discussion among members ensued regarding the precedent of allowing vinyl windows within the district and the specifications of Crystal Windows in comparison to previously accepted Andersen Windows. Motion to approve the COA as written and presented with exception of the vinyl replacement windows as only a like-for-like material replacement or an approved

manufacturer would be acceptable (Richard Guideback, Tim Dowhan seconded) was **approved** unanimously.

- COA #399 – 193 Broadway; Pereira: (Walkway/Landscape, Other)
Tim Dowhan stated that per discussion at the previous regular meeting the Commission is receiving the original COA #365 as the new application as nothing has changed and the applicant was unavailable to attend the meeting. Discussion ensued on the progression of the property and what had been approved at the June 2018 regular meeting. Motion to approve the COA as written with the stipulation of period appropriate hardware (Tim Dowhan, Nancy O’Neil seconded) was **approved** unanimously.

B. Minutes of August 21, 2019 Regular Meeting

- Motion to accept the August Regular Meeting minutes as written (Richard Guideback, Tim Dowhan) was **approved** unanimously.

C. Chairman Report

- Nothing to report.

D. Old Business

- None.

E. New Business

- Tim Dowhan stated he feels the Commission needs to develop a better plan for handling applications that request vinyl window replacements. Richard Guideback agreed stating there should be three manufacturers for the Commission to recommend. Tim Dowhan stated the Commission was not able to obtain a clear answer from the State on how other districts proceed with this issue. Nancy O’Neil questioned if the reason for accepting Andersen Renewal Windows in the past was due to the internal construction of the window which Richard Guideback stated was correct. Further discussion ensued regarding past approvals and denials of vinyl window replacements in the District.

F. Next Meeting Date

- Scheduled for Wednesday October 16, 2019 at 5:30 pm. It is anticipated that Richard Guideback will be unavailable.

G. Adjournment

- Motion to adjourn (Nancy O’Neil, Tim Dowhan seconded) was approved unanimously. The Regular Meeting adjourned at 6:54 pm.

Respectfully submitted,

Katherine Rose
Recording Secretary