

# NORWICH HISTORIC DISTRICT COMMISSION

## Minutes of the September 20, 2023 Regular Meeting

---

The regular meeting of the Historic District Commission was held September 20, 2023 at 5:30 PM via Hybrid meeting in Room 319 of City Hall and via ZOOM.

### Members Present:

Timothy Dowhan (Chairman)  
Regan Miner  
Jacob Stahl (ZOOM)  
Gregory Johnson (ZOOM)  
Dayne Rugh  
Nancy O'Neil (ZOOM)

**Members Absent:** Gregory Farlow

**Guests:** Chris Casadei, Cameron Reinhart and Brian McDonald

Timothy Dowhan reviewed the rules of a virtual meeting and clearly notified participants that the meeting would be recorded.

### I. Public Meeting

The public meeting was convened at 5:30 pm. The order of COA presentations and discussions are at the discretion of the commission to accommodate all participants.

- COA 529 - 93 Union Street (Cameron Reinhart) - *New Construction, Electric*

Cameron Reinhart stated he required more breaker space for his home and the way to accomplish that would be upgrading to a 200 AMP service. Cameron Reinhart stated he consulted with his electrician who notified him that if the current setup was changed the current indoor meters would need to be moved outside with a disconnect to meet building code, similar to what was shown within the COA. Cameron Reinhart stated the rendering also included the location of the meter on the exterior of the home which should be fairly well hidden and not particularly visible from the road. Regan Miner asked if the applicant would be willing to paint the meter box to blend in with the color of the home. Cameron Reinhart responded he would, and noted the meters would be located five feet from the ground per building code.

- COA 530 - 93 Union Street (Cameron Reinhart) - *Reconstruction, Gutters*

Cameron Reinhart stated his COA is to remove the rotted wooden gutters on the home and replace them with like-for-like materials. Cameron Reinhart stated he would also be removing any shingles above the gutters and replacing those as detailed in his COA. Cameron Reinhart stated he is hoping to replicate the paint color and re-use the shingles if possible. Timothy Dowhan asked if the existing shingles were asphalt to which Cameron Reinhart responded was correct. Gregory Johnson asked the

applicant if they would be replacing any trim molding when they do the gutter work. Cameron Reinhart stated he would not be and would submit a COA for any roofing work done in the future.

- COA 531 - 16 Huntington Lane (Chris Casadei) - *Preservation, Restoration, Reconstruction*

Chris Casadei of 51 Ledyard Road in North Stonington presented on behalf of the homeowners. Chris Casadei stated the COA is to replace the rotten corner board by the gas meter on the home with like-for-like material. Chris Casadei noted the damage was a result of the failing gutter system, which the homeowners would also like to replace. Chris Casadei stated the proposal is to replace the entire gutter system with an extruded material to match the siding. Chris Casadei continued the COA also included the replacement of the existing 8-foot and 9-foot garage doors with two 9-foot doors to add continuity to the look of the home. Chris Casadei stated the homeowners are also requesting to replace the existing door on the detached barn with an overhead door to match the new proposed garage doors. Chris Casadei added that the owners were also interested in installing matching decorative cupolas atop the barn and garage. Chris Casadei stated a COA for those could be submitted in the future once a mockup is available. Chris Casadei added the outbuildings would be repainted Benjamin Moore Old Red and the home would be repainted Peyton Grey. The members noted that the HDC did not have authority on the paint colors. Chris Casadei added that the proposed overhead doors have the appearance of swing-open doors but are in fact overhead. Timothy Dowhan asked for information about the gutters. Chris Casadei responded that the gutters would be an extruded aluminum material and painted to match the siding. Chris Casadei stated the existing gutters were not wood or period gutters. Regan Miner questioned if an additional COA would be required for the gutters, as no specifications were provided. Recording Secretary Katherine Rose read into the record an email sent in by the applicant with their COA that was not originally included in the COA provided to the commission.

“Attached please find the Application for a Certificate of Appropriateness, a rendering of the proposed new garage doors, as well as supporting photographs pertaining to 16 Huntington Lane in Norwichtown and the series of proposed restorations and renovations. The activities include replacing the rotten corner trim near the gas meter as shown in the photo, repairing the garage door framing so the doors are both equal in width and installing new overhead doors and a matching one in the barn, removing the failing gutter system and installing new extruded seamless gutters and downspouts, installing a dove house type copula centered above the garage doors and a matching one on the barn and painting the exterior of the home, gutters and outbuildings. The proposed colors are from Benjamin Moore’s Williamsburg Collection, the proposed home color is Pexton Randolph Stone Dark Gray (CW-85) and the ell with the garage and all outbuildings are proposed to be painted with Old Red (CW-250).”

Chris Casadei stated he would be willing to follow any recommended specifications provided by the commission. Dayne Rugh stated an additional COA would be required for the cupolas with a rendering. Dayne Rugh asked if the age of the existing barn doors was known. Chris Casadei responded the oldest possible age of the doors would be the early 1990’s as

the existing barn structure is not original and had been rebuilt. Gregory Johnson asked if the proposed new garage doors would be metal or wood material. Chris Casadei responded the doors are fiberglass but designed to resemble a wooden door. Regan Miner stated she was not sure that the proposed doors followed the Historic District Design Guidelines. Regan Miner read aloud from the section of the guidelines that detailed garage doors and stated it is “request(ed) that vinyl or fiberglass doors be avoided when possible.” Regan Miner stated she felt the existing barn doors appear historical. Chris Casadei stated the proposed doors chosen very much resemble wooden doors and reiterated that the barn itself was not historical. Dayne Rugh stated the date of the barn lessened his concerns and noted that the doors would match those on the garage. Gregory Johnson asked if the existing garage door openings would shift to the right in order to accommodate the two 9-foot doors. Chris Casadei responded that was correct and the new openings would be centered within the space. Chris Casadei stated the existing dividing support post was rotted and barely touching the ground.

## **II. Regular Meeting**

The regular meeting was convened at 6:00 PM.

### **A. Action on COA's**

- COA 529 - 93 Union Street (Cameron Reinhart) - *New Construction, Electric*

Gregory Johnson made a motion to approve the COA as written and presented. Regan Miner seconded. Regan Miner added that it be requested the applicant paint the new electrical box to match the color of the home. Gregory Johnson, Regan Miner, Dayne Rugh, Gregory Johnson, Nancy O'Neil, Jacob Stahl and Timothy Dowhan voted in favor. The motion passed unanimously.

- COA 530 - 93 Union Street (Cameron Reinhart) - *Reconstruction, Gutters*

Dayne Rugh made a motion to accept the COA as written and presented. Nancy O'Neil seconded. Gregory Johnson, Regan Miner, Dayne Rugh, Gregory Johnson, Nancy O'Neil, Jacob Stahl and Timothy Dowhan voted in favor. The motion passed unanimously.

- COA 531 - 16 Huntington Lane (Chris Casadei) - *Preservation, Restoration, Reconstruction*

Dayne Rugh made a motion to accept the COA as written and presented. Regan Miner seconded. Timothy Dowhan stated he did not feel enough information was provided regarding the gutters and cupola aspects of the proposed work. Gary Johnson stated he was not in favor of replacing the barn door with the overhead door. Regan Miner agreed and did not feel the proposed door met the Historic District Design Guidelines. Gregory Johnson stated that although the barn is a newer structure, it is likely the homeowners at the time would have come before the Historic District Commission to get approval on the existing period-style door. Dayne Rugh felt the history of the structure and associated updates was not clear. Regan Miner stated she was comfortable with the change of the doors on

the garage, but did not feel the barn door replacement was acceptable. Dayne Rugh stated he felt it should be requested that the barn doors be replaced with like-for-like wood material, whereas the existing garage doors are already a synthetic material. Jacob Stahl stated he felt the work for the gutters and the coppola be submitted as separate COAs with appropriate diagrams and information.

Dayne Rugh revised his motion to accept the COA for the replacement garage doors and damaged trim, with the exception of the replacement of the barn doors, gutter replacement and new cupolas as separate COAs would be required with additional information. Regan Miner seconded. Dayne Rugh, Regan Miner, Jacob Stahl, Gregory Johnson, Nancy O'Neil and Timothy Dowhan voted in favor. The motion passed unanimously.

## **B. Minutes of the Wednesday July 19, 2023 and August 16, 2023 Meetings**

- Nancy O'Neil made a motion to approve the July 19, 2023 meeting minutes. Jacob Stahl seconded. Dayne Rugh, Regan Miner, Jacob Stahl, Gregory Johnson, Nancy O'Neil and Timothy Dowhan voted in favor. The motion passed unanimously.
- Regan Miner made a motion to approve the August 16, 2023 meeting minutes. Dayne Rugh seconded. Dayne Rugh, Regan Miner, Jacob Stahl, Gregory Johnson and Timothy Dowhan voted in favor. Nancy O'Neil abstained. The motion passed.

## **C. Chairman Report**

- Timothy Dowhan stated that the budget was previously approved but he would need to meet with the city comptroller regarding some questions that have arisen.

## **D. Old Business**

- Brian McDonald from Rhino Roofing joined the meeting at 5:58PM to request if gutter replacement for 89 Union Street could be approved as the yankee gutters had to be unexpectedly replaced on the home while the approved roof work was being done. Timothy Dowhan stated another COA would need to be submitted for the gutter work.

## **E. New Business**

- Timothy Dowhan reported that he had been working to reestablish entering legal notices with the paper, but was unsure if the deadline was met. Timothy Dowhan suggested the cut off for submitted COA's be at the end of business the Tuesday prior to the regularly scheduled meeting, so that the legal notice can be submitted the following Wednesday morning. Regan Miner stated she was updated on some financing information from the city manager's office and that she would follow up with Timothy

Dowhan. Regan Miner stated that updated information would be provided to members at the next regular meeting.

- Timothy Dowhan questioned the last time homes were considered for the preservation awards and asked members to bring forth suggestions in case the budget allowed for it. Regan Miner stated she would source the previous information regarding the preservation awards to ensure all aspects are in place as far as budgeting and a vendor for the awards.
- Gregory Johnson suggested redesigning the COA application to allow a space for applicants to detail work being proposed. Regan Miner stated she would send out some example COA from neighboring towns to use as a reference for suggestions on revising the COA at the next regularly scheduled meeting.

#### **F. Next Meeting Date**

- Scheduled for Wednesday October 18, 2023 at 5:30 PM.

#### **G. Adjournment**

- Gregory Johnson made a motion to adjourn the Regular Meeting at 6:42 PM. Dayne Rugh seconded. Dayne Rugh, Regan Miner, Jacob Stahl, Gregory Johnson and Timothy Dowhan voted in favor. Nancy O'Neil abstained. The motion passed.

Respectfully submitted,

Katherine Rose  
Recording Secretary