

THE NORWICH HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS: APPLICATION

COA # 431

SECTION I Property Owner

Historic Property Owner: Luanda, LLC

Property Owner's Authorized Representative: Maria Miranda

Historic Property Address: (circa 1964) 18 Elm Avenue

Owner Telephone: (860) 823-0754 Date: 08/11/2020

Owner Email: mmiranda@mirandacreative.com

SECTION II Property Modification Category

Check one or more of the following:

- | | | | | |
|--------------|--------------------------|----------------|-------------------------------------|---|
| Demolition | <input type="checkbox"/> | Restoration | <input checked="" type="checkbox"/> | |
| Preservation | <input type="checkbox"/> | Reconstruction | <input checked="" type="checkbox"/> | New Construction <input type="checkbox"/> |

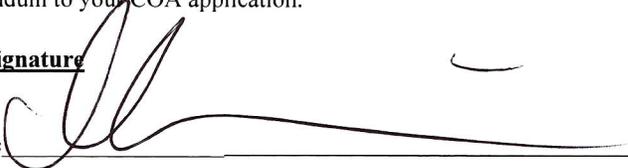
Check one or more of the following:

- | | | | | | |
|---------|-------------------------------------|-----------|-------------------------------------|----------|-------------------------------------|
| Roofing | <input type="checkbox"/> | Windows | <input checked="" type="checkbox"/> | Other | <input checked="" type="checkbox"/> |
| Masonry | <input checked="" type="checkbox"/> | Perimeter | <input checked="" type="checkbox"/> | Fixtures | <input checked="" type="checkbox"/> |
| Signage | <input checked="" type="checkbox"/> | Skylights | <input type="checkbox"/> | Chimney | <input type="checkbox"/> |

SECTION III Inclusions

Please include photograph of the property from the street (regardless of the location of the actual work). Photograph of the specific work to be performed. Catalog sheets or descriptions of specific materials to be used, including but not limited to lumber material, metal materials, construction materials, finishes, fasteners (note that vinyl, plastic, fiberglass, aluminum or similar materials are not likely to be approved) If matching another approved feature in the neighborhood (for example, fencing), provide a photo of matching installation. You may add this information as an attachment or addendum to your COA application.

SECTION VI Signature

Applicant Signature  Date 08/10/2020

Submit: hdc@cityofnorwich.org via email. The Commission checks this email account daily Monday-Friday. Please submit your COA by the first Monday of the month. The Commission normally meets the third Wednesday of the month.

THE NORWICH HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS: APPLICATION

COA # 431

Section V Historic District Commission Use

HDC Meeting Date _____

Application Action:

Approved as Submitted: _____

Denied: _____

Approved with Stipulations: _____

Approved with Modifications: _____

Summary of stipulations, modifications or reason for denial:

HDC Signature: _____ Date: _____

Miranda Creative



To: Members of The Historic District Commission
From: Maria Miranda and the community of Miranda Creative, Inc.
Re: Invitation to Submit Application Materials
Date: 8.10.20

Greetings from your friends and neighbors of nearly 15 years — the 18-person team of Miranda Creative, Inc.

We hope this note finds members of the commission all well, in the midst of the pandemic experience.

Earlier today, Regan reached out and emailed the attached application/guidelines. Despite some vacation absences this week, we are happy to complete the information we found impossible to process during the earlier days of the pandemic shut down when so many vendors, offices and points of contact were not available.

We are excited to share and seek your support/approval of the continued and respectful enhancements being made to this late 1960's building in an effort to honor the historic community where it resides. Clearly, we can't make this non-compliant building what it's not. But, unlike many properties within the footprint of the District, we continuously re-invest in this building. We seek to emphasize the brick construction while adding elements of charm that blend with our community or reference historic character that exist/existed in this community.

This is our third time sharing our efforts with this commission and we have a long-standing track record of supporting your expectations. Despite the fact that recent health crisis took us out of the normal order, we are your allies. Despite being offered four-times our property value by a developer seeking to commercialize our corner of the Green, we made a decision to protect this building and be a barrier to other similar efforts. As a result, beginning at the close of last year, we addressed necessary interior repairs from the results of a broken pipe (none required permits), and upon moving back onto the property in later January, we began to address exterior needs. Then... well... all virus broke loose.



So... where are we?

RECENTLY ADDRESSED FOR YOUR REVIEW/APPROVAL:

- **Custom-made, 100% wood window boxes**, painted with black cabinet paint and planted with appropriate flowers as per our consultant, Jennifer Johnson. The window boxes have paneled wood accents and are supported by traditional wood brackets. These boxes will be changed out three times, seasonally: spring/summer; fall; holidays/winter. Exhausting as it was, the artificial mulch was removed along with the ground cover that was hiding the stone wall. Jennifer did an amazing job replanting foundation plants that complimented the rest of the neighborhood. (Thank you, Dr. Jan Akus for your daily words of encouragement as you drove past and saw our efforts. See photo below).
- **Black gooseneck lamps with copper lined shade as per the attached screen capture from Rejuevansion.com**. Gone are then circa 2000 \$45.00 artificial brass fixtures we first installed upon buying the property. These new, yet circa 1920's, black-accented lamps echo the tradesman-like home that once sat on this corner of the Green (18 Elm is to the left, image courtesy of Ken Keeley who helped us research our efforts). While gas-lit lamps would have been appropriate... the Fire Marshall would not be amused. At night... the Copper casts a beautiful, "golden hour" light, that softens the whole building.





- **Complementary and oversized black metal mailbox with classic envelope-flap design and attached collateral tube.** From the same vendor as the lamp, this box echoes the established black railing and hardware of the property and keeps pace with mail/collateral as is necessary. Unlike the options at Home Depot/Lowes, this specific box has character and pairs well with the craftsman-style door previously approved by the commission.
- **Three, non-retractable black fabric awnings,** independently positioned over windows and front entrance. Fabric is fire retardant but NOT vinyl or plastic, and supportive hardware is hidden. No lettering, no stripes. As you will see in the pending sign revisions, there are absolutely no plans to apply logo or messaging to these tasteful and historically-referenced awnings. Again, a nod to Ken Keeley for providing inspiration and documentation. While stripes were common for both commercial and residential properties, a solid pattern was more reflective of other subdued culture of the Green.





2013 (too bad we don't have the 2005 picture of when we moved in!)



As of today:

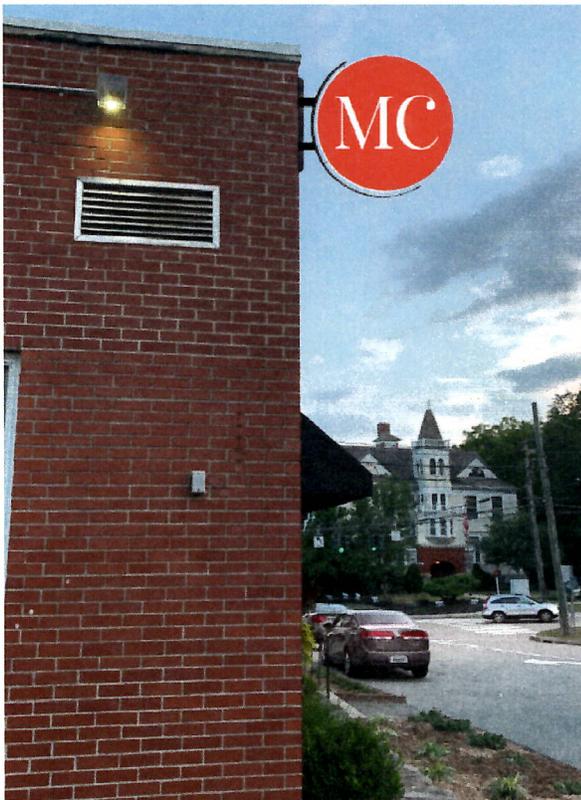




PENDING PROJECTS FOR YOUR REVIEW:

• **Updated Signage** — The sign (in the 2013 picture, above) has already been removed (to be honest, we couldn't take it down fast enough). Blocking the window and impossible to read unless you are in front of the building, we have some new thoughts... for your feedback and consideration (please note, total sq ft of new sign would be LESS than the established sign):

A) We are thinking of doing a **nod to historic signage by placing hardware/lighting in the upper left hand corner of the front of the building**. Signs that were perpendicular to properties were very common in historic districts... as in the 1912 bank sample below and images from our own Norwich. This sign would feature only our brand monogram... MC.



- Material:** MDE/Wood (we are considering hand painted/carved if we can find vendor. If not, we will echo the vinyl adhesive of Norwich Public Schools or see what the Visitor Center did)
- Size:** 30 – 36" pending the total sign sq ft for the front (that follows)
- Lighted:** Yes, with subtle bullet lamps
- Hardware:** Simple or more ornate are available we are suggesting the more simple hardware to echo the circa 1930's vibe we are trying to bring to this 1960's construction. We will follow the suggestions of the commission.



Lighting configuration and more ornate hardware option:



Milano Illuminata Arch Blade Sign Bracket

[Be the first to review this product](#)

In stock
Ships In 2-3 Business Days
SKU#: 371B-WL-X-RINGS-LKIT

Includes:

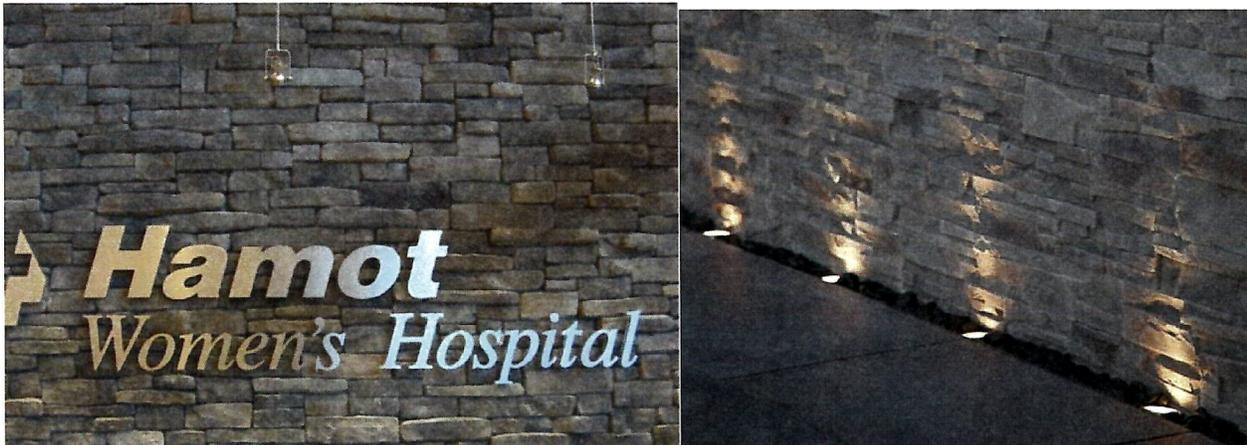
- Sign Bracket
- (2) Extension arms
- (2) 120V-50W Bullet lights are standard, low volt optional

[ADD TO CART](#)

Image	Product Name	Price	Qty
	30in. Milano Illuminata Arch Blade Sign Bracket SKU#: 371B-WL-30-RINGS-LKIT Ships In 2-3 Business Days CUSTOM OPTIONS	\$325.85	0
	40in. Milano Illuminata Arch Blade Sign Bracket SKU#: 371B-WL-40-RINGS-LKIT Ships In 2-3 Business Days CUSTOM OPTIONS	\$345.85	0

B) To have our name on the **property we are suggesting drawing attention to the stone wall and doing a cut metal sign, mounted to the wall, supported by small wood plank, like a small mantel.** The previous spotlight wiring has been put underground and small ground spots would front-light the sign, presenting a much more tasteful and subtle message compared to our larger, earlier sign with heavy-duty spots. We are not a retail location, and therefore we do not need walk-in traffic... nor the loud signs that draw attention. We are still working on EXACT dimension pending installation hardware, but at this time we estimate about the width of the window (6') by about 24" high. The red mantle piece to support the letters will be about 3" and the same color as monogram. Mounting directly to the uneven surface is not an option... we asked. Installation and work will be done by Camaro Signs. The signs will be sealed stainless steel metal, not painted. (similar to examples shown below)





- **Replacement Windows** — We will be continuing the process of replacing the existing windows, addressing the remaining 12, as well as a non-visible and sealed off door that is rotting. We will be using the same vendor (the well-respected Yankee Remodelers) and specifications as in previous years — wood windows clad in vinyl. All 12 replacement windows will be the exact same size with the exact same 12/12 panes as were previously approved by the commission. Not only will this address an eyesore, it will meet energy-efficiency compliance suggestions by NPU. We will be repointing/repairing aspects of masonry in this process, as well.
- **Driveway Sealing** — We will be sealing/repairing our existing driveway as our final step in preparing for the winter season. It will be the standard black driveway sealer and we are waiting for our neighbor's (Jennifer's) flowers to complete their season before processing. The sealer will, well... seal... right up to the property line and the stray flower growing in the cracks will be removed as part of the process. We love Jennifer's garden and we can wait until the first frost to do this.

CONCLUSION: OK... we think that's everything. Thank you, again, for your patience as part of this process is out of order due to the impact of COVID on so many things. We have been in constant touch with our adjacent and nearby neighbors through the whole process.

The awnings arrived earlier than we expected, and we complied with the requested documents within 24-hours of receipt. We did our best to follow all guidelines and reference historical elements based on our 15-years of being your neighbors.

We hope you enjoy our enhancements as much as we do and are happy to answer any questions you may have.

Fond regards to all and respectfully submitted — M2/Crew

Additional specs provided (attached) if helpful:



REJUVENATION

LIGHTING HARDWARE FURNITURE DECOR & RUGS FANS KITCHEN BATH & PLUMBING BEDROOM OUTDOOR ANTIQUES SALE

CART: 0 CHECKOUT >

20% OFF THE LIVING ROOM EVENT + UP TO 50% OFF EXCLUSIVE OFFERS

20% OFF COFFEE, SIDE & CONSOLE TABLES

20% OFF WALL LIGHTING

SAVE UP TO 50% ON SELECT LIGHTING, FURNITURE & MORE

Outdoor Outdoor Wall Lights Carson 12" Wall Sconce

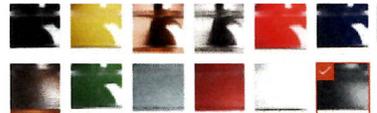
MAIL IT
PRINT IT
Save 155



CARSON 12" WALL SCONCE Item #A0155

\$229.00

SHADE FINISH - MATTE BLACK



ADD TO CART

SAVE FOR LATER



PRODUCT DESCRIPTION

Inspired by vintage warehouse lights from the late 19th century, the Carson wall sconce features a timeless gooseneck design. Choose from several versatile shade styles in this classic silhouette. The Carson adds industrial appeal to spaces both large and small, from the outdoor entry to a bathroom vanity.

DETAILS YOU'LL APPRECIATE

- Industrial design inspired by 20th century warehouse lights
- Classic gooseneck sconce design
- High-quality construction with a lightweight aluminum fixture
- Optional, removeable cage for industrial finish

PRODUCT SPECIFICATIONS

- Lightweight aluminum fixture, powder-coated steel shade with black rim accent
- Spun aluminum shade with enamel color and black rim accent
- Hardwired, professional installation recommended
- Suitable for indoor and outdoor use (UL Rated Wet)

Brand Managers



18 Elm Avenue, Norwich, CT 06360 • 860.887.6882 • mirandacreative.com



REJUVENATION

CART: 0 CHECKOUT >

LIGHTING HARDWARE FURNITURE DECOR & RUGS FANS KITCHEN BATH & PLUMBING BEDROOM OUTDOOR ANTIQUES SALE

20% OFF THE LIVING ROOM EVENT
+ UP TO 50% OFF EXCLUSIVE OFFERS

20% OFF COFFEE, SIDE & CONSOLE TABLES

20% OFF WALL LIGHTING

SAVE UP TO 50% ON SELECT LIGHTING, FURNITURE & MORE

Outdoor Mailboxes Emily Locking Wall Mounted Mailbox

MAIL IT

PRINT IT

Save 477



EMILY LOCKING WALL MOUNTED MAILBOX

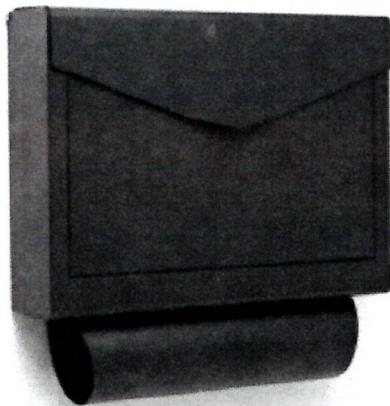
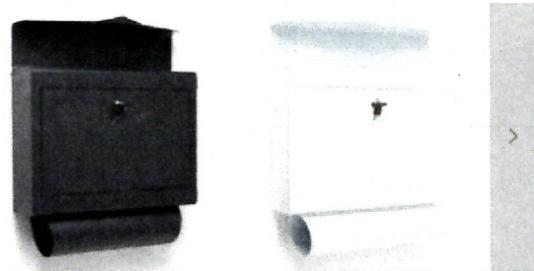
Item #C5621

\$90.00

FINISH - OIL-RUBBED BRONZE



Estimated Shipping **October 22nd, 2020**
This product is not available for sale



PRODUCT DESCRIPTION

Update your porch with the contemporary Emily Locking Wall Mailbox, featuring a locking mechanism to ensure your mail stays secure. This mailbox features an open tube for oversized mail, such as newspapers or magazines. Crafted from powder-coated stainless steel, it's made to withstand the elements while keeping your mail safe.

DETAILS YOU'LL APPRECIATE

- Contemporary, wall-mounted mailbox
- Oversized mail tube for newspapers and magazines
- Locking mechanism with two keys for mail security

PRODUCT SPECIFICATIONS

- Stainless steel
- Mounting hardware included
- Imported





Customer
 Name **Miranda Creative (Maria)**
 Address 18 Elm Ave
 City Norwich State CT ZIP 06360
 Phone 860-823-0754 FAX
 Contact mmiranda@mirandacreative.com

Date 3/15/20
 Rep Aaron Vega
 Ship Via Niantic Install
 Job Name
 Work Order #

Awning Address
 City State ZIP
 Same Address as above check box

NIANTIC AWNING CO.
 193 Pennsylvania Ave. Niantic, CT 06357 (860) 739-0161

Since 1938

CONTRACT

Goods 3 Welded Frame Awnings
Time of Delivery Approx 5-6 weeks

Qty	Description	Product Price
	Left window: Width: 161" Height: 30" Project: 30"	\$2,100.00
	Right window: Width: 84" Height: 30" Project: 30"	\$1,050.00
	Door: Width: 97" Height: 3' Project: 4'	\$1,400.00
	Fabric must be fire retardant: Color Black	
Terms: 50% deposit with signed contract, balance upon completion		

Thank you for considering Niantic Awning

Tax Rate(s) 6.35%
 Labor to Install

SubTotal	\$ 4,550.00
6.35%	\$ 288.93
	\$ -
TOTAL	\$ 4,838.93
Deposit	\$ 2,419.47
Balance	\$ 2,419.47

Please call with any questions Aaron Vega 860-739-0161