

Draft Minutes

TOWN OF GUILFORD Historic District Commission Minutes – 16th January, 2019

A regular meeting of the Historic District Commission was held on Wednesday 16th January, 2019 at 7:00p.m. in the Guilford Community Center with Chairman Ann Street presiding.

Present: Randall McCartney, Susanna Smith and Ann Street. Excused: John Cunningham and Alternate Teresa Buchanan. Absent: Reno Migani and Alternates Michael Mancini and Michael Sulzbach.

The meeting was called to order at 7:05p.m.

Approval of Minutes: Mr. McCartney made a motion to accept the Minutes of 5th December, 2018. Mrs. Smith seconded the motion and it was carried unanimously.

Public Forum: There were no members of the public present.

Chairman's Report: **1) 168 Whitfield Street:** Ms. Street reported that she had spoken to property owner Alison Seaquist. Discussion centered on issues with the roof, removal of the asphalt shingles on the house and adding an addition to the rear. Ms. Street said she had told Ms. Seaquist that the Commission had never approved aluminum siding on any building within the historic district. She also urged her to come and talk informally with the Commission before filing an application. Ms. Street said she had approved a building permit to change the 3-tab roof shingles to architectural shingles as a replacement-in-kind so no Certificate of Appropriateness was required. **2) 52 Church Street:** Ms. Street stated that she had seen an article in the Guilford Courier (1/10/19) regarding the Town's Facilities Task Force which was recommending the immediate demolition of the house on this property. She added that she had watched a Board of Selectmen's meeting on GCTV which also agreed with immediate demolition. Ms. Street wondered how the Commission should go forward in a procedural way. Following the Commission's approval for the demolition of the garage on this property, the State Historic Preservation Office (SHPO) gave notice that it was concerned about the number of demolitions that the Commission was approving in Guilford, and the loss of outbuildings which contributed to the overall streetscape. Apart from outbuildings, Ms. Street said she only remembered the Commission approving the demolition of two streetscape buildings. She felt 52 Church Street was a different category of building because it was a streetscape 1960's prairie-style ranch house. However, Ms. Street said the bigger issue was what it might be replaced with and how this might blend in with other area buildings. She had heard one idea of a two-story parking garage. Ms. Street said this property, the Community Center and the telephone company property created a kind of "sag" in the streetscape. She talked about pedestrian areas and how people navigated these using a mental street map of the area. However, a "sag" in this mental map caused people to lose track. Another issue was that people felt a favorite vista was the approach down Church Street to the Green. As a proactive move Ms. Street felt the Commission should contact SHPO about this

potential demolition and ask SHPO to attend any public hearing held. Ms. Street further felt that the Commission should be represented on any building committee appointed to develop this property. After brief discussion it was agreed that Mr. McCartney and Ms. Street would request a meeting with the First Selectman to discuss this matter.

Correspondence: CT Trust for Historic Preservation, membership renewal notice; monthly budget report through November 30, 2018.

Budget Request 2019 – 2020: Ms. Street reported that the secretarial line item request had been reduced from \$3,000 to \$1,750. Budget hearing is scheduled for 1/24/19 at 8:30a.m.

Commission Openings: Mr. McCartney's term expires on 1/31/19 and he is eligible for a second term.

Election of Officers: Tabled.

Public Relations: No report.

Discussions: Tabled.

Approval of Bills: Mr. McCartney made a motion to approve the following bills: CT Trust for Historic Preservation, membership renewal, \$100; Shore Publishing, legal notice 12/5/18, \$26; Katharine Stewart, secretarial services. Mrs. Smith seconded the motion and it was carried unanimously.

Unfinished Certificates of Appropriateness: Tabled.

Mr. McCartney made a motion to adjourn the meeting at 7:35p.m. Mrs. Smith seconded the motion and it was carried unanimously.

The next meeting of the Historic District Commission will be held on Wednesday 20th March, 2019 at 7:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary