

Draft Minutes

TOWN OF GUILFORD
Historic District Commission
Minutes – 18th January, 2017

A regular meeting of the Historic District Commission was held on Wednesday 18th January, 2017 at 7:00p.m. in the Guilford Community Center with Chairman Ann Street presiding.

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

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

Approval of Minutes: The Minutes of 21st December, 2016 were accepted as presented.

Public Forum: 1) 188 Whitfield Street, Assessor's Map 33, Lot 10: Mr. Migani made an informal presentation on this property explaining that he had been contacted by the new property owner, Peter Pflug, who wished to turn it into a two-family home. Among other things this would involve a new septic system and demolishing and replacing an existing garage/borderline shed which was in a poor state of repair. Mr. Migani showed proposed elevation drawings noting that lighting was not yet decided but would be minimal and said that the existing house was approximately 4,000 – 5,000SF. He stated that the question was how to get a two-family garage in the rear of the property off the existing driveway. Mr. Migani said initially he was thinking of a 4-bay garage but felt that even in the rear of the property this would be big. The main house has very ornate detail and Mr. Migani said trying to replicate this on an outbuilding would be complicated. Instead he was proposing a simple building with vertical 1" x 6" cedar board. The building would be two-bay with a car port on either side and 22 feet high. The car ports would have two large columns to give a nod to the main house and would also be clad in cedar. Between the columns would be a low fence so the car ports became a sort of garden element. The existing driveway would be extended back so there was a turnaround area. Surface would be a combination chip seal/asphalt. Roof would be a standing seam roof, light gray in color so it would be less noticeable. Mr. Migani showed a proposed floor plan pointing out that he would be adding new windows in various locations. Two fireplaces and chimneys at the rear would be removed. The front of the house will remain the same and a bump out at the rear will act as a sort of front door for the apartments. It will have the same detail as the porch on the front of the house.

Ms. Street queried guest parking. Mr. Migani replied that there would be two parking spots on the turnaround. Regarding gutters, Mr. Migani said he would not be doing any on high and new guttering on low would probably be half round. He explained that the first floor windows were quite tall and replacing them would be tricky. Options included replacement slide-in's with a fixed bottom sash; leaving and restoring the windows in-kind; or some sort of blend. Ms. Street asked if a variance would be needed for the garage height. Mr. Migani replied no, but that other variances might be needed. Ms. Street said the main house was very formal so she wondered if one wanted a less formal look for the garage given that it was so close. She felt it seemed big relative to the house even though the house was also big. Ms. Street pointed out that the house was broken up so it did not reflect its true size and that she thought the garage was too big. She asked if garage doors would add another level of detail. Ms. Street said the house had a lot of shapes but the garage only had two monolithic shapes. Her concerns would be the replacement of the windows and the scale/design of the garage.

2) Bufalina, 1070 Boston Post Road, Assessor's Map 46, Lot 27 – preliminary discussion:

Matthew and Melissa Scialabba joined the meeting. Mrs. Scialabba said they were considering purchasing the whole property which included the house at 101 Fair Street which was in terrible condition. Options that they had discussed included taking over the house and restoring it which they could not really afford to do; dividing the property into two parcels so the house was separate which presented problems with the single septic system. The Scialabba's said they had talked to the Zoning Enforcement Officer, and to Director of Health Dennis Johnson about dividing the property. Mr. Johnson had no issues with this; donating the house to someone. The Scialabba's also talked to local builders and architects and were told the same thing by all of them – that it was not economically feasible to rehabilitate the house because of the costs involved. Mrs. Scialabba said another idea was to have the house taken down and reassembled elsewhere. Ms. Street said she felt there would be a lot of opposition to that idea, plus it would have a detrimental effect on the historic district. In considering various ideas Ms. Street felt there might be value if the two other buildings on the property were demolished. She thought the house would be no good as an office use because of a lack of parking. Mrs. Scialabba asked if the addition to the house could be removed and Ms. Street replied that this might be acceptable. Mrs. Scialabba pointed out that while the house was the gateway to Fair Street in its present condition it was doing nothing for Fair Street. She added that if the house was removed the carriage house could be preserved and the property upgraded. Ms. Street suggested talking to local realtors because she felt they would have connections to people who would be willing to take on an historic house and rehabilitate it. She recommended the Scialabba's think about an end user and work back from there. Another idea to make the house more economically feasible would be to lower its value by giving a conservation easement and/or a ground lease. If control of the land and building was given away then the purchase price would be lower. In conclusion Ms. Street said the main house had to stay but she felt the Commission would be willing to work on how this could be achieved.

Budget Request 2017-2018: A budget request of \$4,200 was submitted. The Commission's budget hearing was scheduled for 1/19/17 at 8:30a.m.

Correspondence: No correspondence was received.

Approval of Bills: Mr. Migani made a motion to approve the following bills: Shore Publishing, legal notice 12/21/16, \$26; Katharine Stewart, secretarial services. Mrs. Smith seconded the motion and it was carried unanimously.

Mr. Migani made a motion to adjourn the meeting at 8:40p.m. Mrs. Smith seconded the motion and it was carried unanimously.

The next meeting of the Historic District Commission will be held on Wednesday 15th February, 2017 at 7:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary