

Draft Minutes

TOWN OF GUILFORD Historic District Commission Minutes – 21st February, 2018

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 21st February, 2018 at 7:00p.m. in the Guilford Community Center with Chairman Ann Street presiding.

Present: Randall McCartney, Reno Migani, Susanna Smith, Ann Street and Alternate Michael Mancini. Alternate Michael Sulzbach joined the meeting in progress (7:06p.m.). Excused: John Cunningham and Alternate Teresa Buchanan.

PUBLIC HEARING

The meeting was called to order at 7:05p.m. Alternate Mancini was appointed to act.

#787 - Laura Weekes, for renovations, including but not limited to, roof/window replacements, chimney repairs, and new garage/fencing, all on property located at 84 Church Street, Assessor's Map 46, Lot 20 (continued from 17th January, 2018): Laura Weekes reported that work on the roof replacement/chimney repairs which was approved last month had been completed. She said she had made no decision about the gutters but would like to replace one section adjacent to the Bilco door.

Window Replacement: On the north side of the house Ms. Weekes said she would like to remove two existing windows and replace them with one window in the original location. Once the interior had been gutted she would be able to determine where the window had originally been located. This would be the same size and would conform with existing windows. Ms. Weekes submitted a catalogue cut/specifications on the windows which will be Marvin Integrity (Exhibit #787-1). On the south side of the house there will be a full replacement of all the windows.

Rear Addition (1963): Ms. Weekes said currently there was aluminum siding which she would like to replace with cedar board and batten siding and she showed an actual sample of this material – to be painted. On the south side Ms. Weekes said she would like to installed 5 windows which would be trimmed to look like one unit. She added that at present she had no plans to replace the door. Ms. Weekes mentioned that the storm door was awkward because it opened directly over the steps. Ms. Street suggested a full glass storm door. For the north side of the addition Ms. Weeks showed an elevation drawing with three new windows, to match existing.

Front Porch: Ms. Weekes showed an actual lighting fixture – 6” warm white light which would be recessed and dimmable and submitted a catalogue cut. She noted that she may not have a white finish on the lights. Mr. Migani cautioned against 6” lights and recommended 4” fixtures. He felt the 6” light was rather large for a small porch and that it would throw a lot of light, plus the house was

delicate in scale. Ms. Weekes said she had decided not to change the porch railing at this time. Also she had made no decision on gutters but showed samples of proposed materials. Regarding the color of the roof, Ms. Street said color was used to draw attention to features but one would not want to draw attention to the roof and putting a shiny, galvanized material would be a problem.

Fence: Ms. Weekes stated that the fence would be 6ft. high white cedar stockade. She submitted a plot plan illustrating the location of the fence which will be along the sides and rear of the property. Ms. Street asked if it would be across the driveway and Ms. Weekes replied no.

Other Items: Ms. Weekes said her original intention had been to keep the main chimney but now that renovations had begun it was in the middle of everything so she would like to remove it. The rear chimney will be retained. After brief discussion the Commission determined that this would require a new application for a Certificate of Appropriateness since it was not part of today's application. Mr. Migani said it would be possible to leave the chimney in place in the attic but remove the rest of it. Then the final removal could be applied for at a later date.

No-one spoke for or against the application. Later, during the regular meeting, Ms. Street made a motion, seconded by Mr. Migani, to approve the following: 1) All new and replaced windows will be Marvin Integrity and will match existing in-kind and in-size. Trim to match existing. 2) On the north side of the main building two smaller casement windows will be removed and replaced with one double hung window in the original location. There will be two more double hung windows to the front of this elevation relating to the stair way. 3) Gas meter and dryer vent may be located midway down the north side of the main house. 4) Siding on the rear addition to be vertical wood board and batten. A 5-gang of windows with a wall scone on either side of the window grouping. Final light fixture must be reviewed with and approved by the subcommittee prior to purchase and installation. 5) Existing door and step at the rear addition will remain. Screen door may be removed. 6) On the north side of the rear addition, three evenly spaced windows will be installed sized as noted in the window schedule. 7) Proposed porch roof is standing seam metal in gray, pre-weathered galvanized material. Three recessed light fixtures will be installed and will be centered in each bay. Fixtures will be 3000k and include dimmers. The Commission recommends that the owner install 4" fixtures in lieu of the proposed 6". The final light fixtures must be reviewed with and approved by the subcommittee prior to purchase and installation. 8) The new fence is to be 6ft. high, tongue and groove vertical solid board cedar panels. It will be installed at two sides of the property line starting approximately at the west end of the rear of the original house, and along the rear property line. 9) The following items have not yet been approved: Chimney removal at the main house, new garage, gutters and new railing on the front porch. Subcommittee appointed is Reno Migani. The motion was carried unanimously with McCartney, Migani, Smith and Mancini voting in favor. The application was also continued to 3/21/18.

#786 - James M. and Ann R. Rae, to add an addition on the southwest corner of a dwelling located at 180 State Street, Assessor's Map 46, Lot 129 (continued from 17th January, 2018):

No applicant was present. Ms. Street asked if the Commission had enough information upon which to base a decision and did it understand what was being proposed from the application. Mrs. Smith mentioned that this applicant had not been good about following approvals granted for earlier applications. It was also noted that the contractor had installed guttering without approval. Ms. Street said she would feel better if there had been some communication with the applicant but she had left several telephone messages and received no response. Mr. Sulzbach felt that the Commission could be doing a disservice to the applicant if it acted on an application without the applicant being present to voice his/her proposal. Having the applicant present allowed for discussions with the Commission which might affect the applicant's approach or scope of work in a positive way. No-one spoke for or against the application. Later, during the regular meeting, Mr. Migani said he agreed with Mr. Sulzbach's comments. He then made a motion to continue this application to 3/21/18. Mr. McCartney seconded the motion and it was carried unanimously. A letter will be written to the applicant asking him and/or his contractor to attend the public hearing on 3/21/18.

The public hearing was closed at 8:05p.m. and was followed immediately by the regular meeting.

REGULAR MEETING

Approval of Minutes: Mr. McCartney made a motion to accept the Minutes of 17th January, 2018. Mr. McCartney seconded the motion and it was carried with 4 votes in favor. Mrs. Smith and Mr. Mancini abstained since they were not present at the January meeting.

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

Budget Request 2018-2019: The Commission's budget request of \$4,400 was reduced to \$4,160.

Election of Officers: Mr. Migani made a motion to nominate the following officers:

Chairman:	Ann C. Street
Vice-Chairman:	Randall W. McCartney
Clerk:	Susanna Smith

Mr. Sulzbach seconded the motion and it was carried unanimously.

Commission Openings: Ms. Street asked Commission members to develop names of possible candidates

November Meeting: Since this meeting falls on the day before the Thanksgiving holiday it was agreed it should be rescheduled.

Correspondence: CT Trust for Historic Preservation’s newsletter “CT Preservation News” for January/February 2018; monthly budget report through 1/31/18.

Other Business: Ms. Street stated that on GCTV she had seen statements attributed to the Historic District Commission which were untrue. She warned Commission members to be very careful about what they said when talking to other people. Ms. Street reported that builder Thomas Strohmeier was working on 33 Church Street repairing the roof edge in-kind.

Mr. Migani left the meeting at 8:40p.m.

Public Relations: No report.

Discussions: Tabled.

Approval of Bills: Mr. McCartney made a motion to approve the following bills: Shore Publishing, legal notice 1/17/18, \$38.20; Katharine Stewart, secretarial services. Mr. Sulzbach seconded the motion and it was carried unanimously.

Unfinished Certificates of Appropriateness: It was agreed that the following projects had been completed:-

- #726 Dennis/Linda Culliton, 58 Fair, expires 10/19/16 – rear addition (SS)
- #772 Tracy Calafiore, 76 Broad, expires 5/16/18 – front steps/walkway (SS)
- #780 Christopher McManus, 45 Church, expires 9/19/18 – garage door/deck (JC)
- #781 First Congregational Church, 110 Broad, expires 9/19/18 – solar panels (RJM/SS)

The meeting was adjourned at 8:42p.m.

The next meeting of the Historic District Commission will be held on Wednesday 21st March, 2018 at 7:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary