

Draft Minutes

TOWN OF GUILFORD
Historic District Commission
Minutes – 16th May, 2018

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 16th May, 2018 at 7:00p.m. in the Guilford Community Center with Chairman Ann Street presiding.

Present: Randall McCartney, Susanna Smith and Ann Street. Reno Migani joined the meeting in progress (7:07p.m.). Excused: Alternate Teresa Buchanan. Absent: John Cunningham and Alternates Michael Mancini and Michael Sulzbach.

PUBLIC HEARING

The meeting was called to order at 7:00p.m. Clerk Susanna Smith read the legal call of the meeting.

#793 - Anne Rebuzzini, to replace a garage door on property located at 65 State Street, Assessor's Map 47, Lot 33: Anne Rebuzzini stated that she wished to replace an old red wooden garage door with a white metal door. Ms. Street queried the finish. Ms. Rebuzzini replied that it would have a textured look. Ms. Street asked if there were any other changes such as lighting, alterations to the trim around the door, etc. Ms. Rebuzzini replied that there would be no additional changes. No-one spoke for or against the application. Later, during the regular meeting, Mr. McCartney made a motion, seconded by Mrs. Smith, to approve the application as submitted. Subcommittee appointed is Susanna Smith. The motion to approve was carried unanimously with McCartney, Smith and Street voting in favor. Mr. Migani did not vote since he was not present at the public hearing to hear this application.

#794 - Pasquale F. and Patricia Capone, to replace windows on a dwelling located at 285 Whitfield Street, Assessor's Map 33, Lot 51-4: Pasquale Capone stated that he was replacing the windows on the front of the house and two others on the north side. The windows will be the same as the windows on the south side of the house but a different width. Ms. Street asked if the trim would match and Mr. Capone replied yes. Mrs. Smith asked if the windows were being replaced with the same size window. Mr. Capone replied mostly no. Ms. Street thought the windows would end up at the same height and Mr. Capone agreed. No-one spoke for or against the application. Later, during the regular meeting Mrs. Smith made a motion, seconded by Mr. McCartney, to approve the application as submitted. Subcommittee appointed is Randall McCartney. The motion to approve was carried unanimously with McCartney, Smith and Street voting in favor. Mr. Migani abstained since he was not present for all of the public hearing on this application.

#795 – Java Hut (Kym Campbell), to install an outdoor advertising sign on property located at 20 Church Street, Assessor’s Map 39, Lot 37: Kym Campbell said she was taking the existing sign, painting it white and attaching lettering. Ms. Street asked if the existing lighting would be retained. Ms. Campbell replied yes. No-one spoke for or against the application. Later, during the regular meeting, Mr. Migani made a motion, seconded by Mrs. Smith, to approve the application as submitted. Subcommittee appointed is Susanna Smith. The motion to approve was carried unanimously with McCartney, Migani and Smith voting in favor.

The public hearing was adjourned at 7:15p.m. and the regular meeting was opened so the Commission could discuss the above applications. The regular meeting was adjourned and the public hearing was reopened at 7:15p.m.

PUBLIC HEARING (continued)

#790 - Laura J. Weekes, to remove the main chimney, replace an existing light post, add a new garage, and install a propane tank, all on property located at 84 Church Street, Assessor’s Map 46, Lot 20 (continued from 4/18/18): Laura Weekes submitted a catalogue cut for her garage doors (Exhibit #790-1). She explained that she would need a variance for the lot lines. Ms. Street said one would see part of the garage looking straight down the driveway and obliquely one would not see much. At no point would one see a full frontal view of the garage. Ms. Weekes said she wished to use the same board/batten siding which was approved for the rear addition on the main house, and also the same light fixtures as were approved for the rear addition. She said she would use the same windows as were approved for the addition but in a much smaller size. Ms. Weekes said her intent was to make the garage match the style of the main house. Ms. Street asked Ms. Weekes if she had received any sense from the Zoning Enforcement Officer about the set back/height issues. Ms. Weekes replied that she would have to obtain a variance from the Zoning Board of Appeals for the setbacks and garage height. The allowed height was 15ft. but this garage will be 19ft. high so it can match the pitch on the main house. Ms. Weekes mentioned that the house was non-conforming. Ms. Street noted that it was within the Commission’s purview to support a ZBA application. Mr. Migani said he would like the height to be less. Ms. Street pointed out that the height could be reduced by lowering the side walls. This would not alter the pitch which was a key component. Mr. Migani asked if the Commission thought the style and location was appropriate while making the garage shorter. Ms. Weekes mentioned that the septic system would be updated and moved so this would not be an issue with regard to the location of the garage.

Ms. Street said that there would probably not have been an historic outbuilding for a house of this period other than a small shed and that it would not have had a real barn. She thought there were not a lot of detached garages on historic buildings in the downtown area. Mr. Migani replied that there was precedent for garages in the downtown area but the question was would this garage be appropriate for this house. Mr. Migani felt the garage was set so far back that its impact on the streetscape would be minimal and that the visible portions responded to the main house directly. Ms.

Street said if ZBA required any changes to the building then these would have to be reviewed and approved by the Historic District Commission. Ms. Street queried exterior lighting. Ms. Weekes replied that they would be centered over the garage door. No-one spoke for or against the application. Later, during the regular meeting, during discussion Ms. Street said there was precedent for disconnected garages and barns. She felt the design was complimentary to the main house particularly because of the pitch of the roof which matched the pitch of the house and because of this the Commission could support the request for the height of the garage. Also the building was set so far back that it would have minimal impact on the streetscape. Ms. Street mentioned that due to long narrow lots outbuildings tended to be closer to the lot lines. Mrs. Smith made a motion, seconded by Mr. McCartney, to approve the application as submitted with the following stipulations: 1) Any significant changes to the project, particularly those altering the pitch and height of the roof, must be reviewed with and approved by the subcommittee before work begins. The subcommittee has the authority and duty to bring any changes that result in a substantially new or different structure back to the full commission for review and approval. 2) The final size of the gable window must be reviewed with and approved by the subcommittee prior to purchase and installation. The Commission recommends a small height and width for the window. 3) This approval is granted subject to approvals from all other relevant town agencies being received. 4) Subcommittee appointed is Reno Migani. The motion to approve was carried unanimously with McCartney, Migani and Smith voting in favor. Ms. Street made a motion to write a letter of support for this application to ZBA. Mr. McCartney seconded the motion and it was carried with McCartney, Migani and Smith voting in favor.

The public hearing was closed at 7:40p.m. and was followed immediately by the regular meeting.

REGULAR MEETING (continued)

Approval of Minutes: Mr. McCartney made a motion to accept the Minutes of 18th April, 2018. Mrs. Smith seconded the motion and it was carried with 3 votes in favor. Mr. Migani abstained since he was not present at the April meeting.

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

Commission Openings: Teresa Buchanan was reappointed to a term ending 1/31/2023.

Correspondence: 1) 177 State Street: Ms. Street reported that a contractor had contacted her saying he wished to replace a wooden Bilco door on the south side of the house with a metal door and would this require Commission approval. Ms. Street said she felt there were a number of items that the Commission should probably not rule on such as gas meters which it could not have much effect on. Ms. Street thought this Bilco door was in the same category. It would be better not to have a wooden Bilco door and if it was painted to match the house then the Commission should not require a COAA. Mr. Migani asked if it would be in-kind. Ms. Street replied no because it was a change from

wood to metal but the door would be in the same location and nothing else was being changed. She was concerned about penalizing homeowners about minor items which were probably not permanent in the overall scheme of the historic district. Mr. McCartney said if the Bilco door was going to be moved to another location visible from the street then the Commission should review this but if it was in the same place then he felt it did not need to be reviewed. Mr. Migani agreed because the Bilco door was a small item but said larger items must come before the Commission. This could be considered a replacement-in-kind with an upgrade of materials. Ms. Street thought the Commission should be more user/community friendly. **2) 77 Fair Street:** Ms. Street reported that this homeowner had an accessory apartment application before PZC. Parking was being expanded which would fall within HDC's purview. However, the Zoning Enforcement Officer had discovered that the parking could not be expanded so this item was omitted from the PZC application.

3) Connecticut Trust for Historic Preservation's newsletter "Connecticut Preservation News" for May/June 2018. **4)** Notice of increase in the secretarial hourly rate.

Public Relations: No report.

Discussions: Tabled.

Approval of Bills: Mr. McCartney made a motion to approve the following bills: Shore Publishing, legal notice 4/18/18, \$26; Katharine Stewart, secretarial services. Mrs. Smith seconded the motion and it was carried unanimously.

Unfinished Certificates of Appropriateness: The Commission agreed that the following project had been completed:-

#792 Rock Paper Sistas, 17 Whitfield, expires 4/17/19 – sign (JC) .

#638 Richard Peterson, 127 Whitfield, expires 6/18/14 – garage: Mr. Migani said this project had been partially completed but nothing more had been done for several years and asked what the Commission should do since the Certificate had expired. It was suggested the Commission could write to the applicant requesting that the COA either be extended or the Commission would consider it as being expired and a new application would have to be filed if the applicant wished to continue the project. After brief discussion Mr. Migani agreed to contact the applicant first.

The meeting was adjourned at 8:15p.m.

The next meeting of the Historic District Commission will be held on Wednesday 20th June, 2018 at 7:00p.m. in the Guilford Community Center.

Respectfully submitted: _____ Katharine Stewart, Recording Secretary