

Draft Minutes

TOWN OF GUILFORD
Historic District Commission
Minutes – 19th June, 2019

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 19th June, 2019 at 7:00p.m. in the Guilford Community Center with Chairman Randall McCartney presiding.

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

PUBLIC HEARING

The meeting was called to order at 7:08p.m. Acting Clerk Teresa Buchanan read the legal call of the meeting. Alternates Buchanan and Mancini were appointed to act in the absence of regular members.

#811 - John P. Matthews & Elizabeth Halvorsen, to expand a pergola and remove a fence, all on property located at 15-17 Whitfield Street, Assessor's Map 39, Lots 101 & 102 (continued from 5/15/19): Ms. Street said she had spoken to Ms. Halvorsen numerous times. The applicant had filed an application but then encountered difficulties and was not ready to present the application. Ms. Street submitted an email which the applicant sent to the Zoning Enforcement Officer requesting that this application be withdrawn. No-one spoke for or against the application.

#815 – Calcagni Real Estate, install outdoor advertising sign (1) on property located at 25 Boston Street, Assessor's Map 40, Lot 159

#816 – Oak Tree Development, install outdoor advertising sign (1) on property located at 25 Boston Street, Assessor's Map 40, Lot 159.

Ms. Street reminded the Commission that these two applications had been submitted too late for the May 15, 2019 meeting. She met earlier with Antonio Liguori from Calcagni Real Estate and pre-approved the signs with the understanding that they would still have to go through the legal process and if any objections were raised they would have to be removed. Ms. Street said she had seen a mock-up of the signs but not the hanging bracket. She was led to believe that the signs had been approved by the Zoning Enforcement Officer. Over last weekend a post on *Simply Guilford* complained that the signs were too low and pedestrians would walk into them. Ms. Street said she met with the applicant today and thought the problem could be resolved with a different bracket. She submitted a sketch of her proposal, noting that the goal was to have the bottom of the sign 7 feet above grade. Ms. Street noted that if the sign was located really high up it would be visually disruptive. Instead the bracket will be installed right up to the edge of the roof. The applicant was asked to remove the signs until the final location issue was resolved. No-one spoke for or against the application.

#817 - First Congregational Church, to replace the roof on a dwelling located at 19 Church Street, Assessor's Map 39, Lot 46: Robert Howard, Chairman of the Building Committee, introduced himself and said he wished to replace the failing roof on this building. He showed a sample

of the actual architectural asphalt roof shingle to be used. These will be the same shingle as was used on the carriage house on the property. No-one spoke for or against the application.

#818 - First Congregational Church, to install stairs for Sanctuary egress, remove ductwork and replace kitchen fan, and repair/replace handrails on east side adding area of concrete to match existing, all on property located at 110 Broad Street, Assessor's Map 39, Lot 47: Robert Howard, chairman of the Building Committee, stated that the handicap rail on the east side of the church had been damaged last spring by a car. Also part of the railing was rotten and needed to be replaced. Mr. Howard said there was a triangular section of concrete at the "T" intersection and he wished to add a similar section of concrete on the other side. This will improve wheelchair access. Ms. Street said there had been some concerns about meeting building code requirements. Mr. Howard replied that these had been resolved.

Regarding the stairway to the sanctuary, Mr. Howard said he wished to open a window on the north side which had been closed in the 1890's in order to create an opening for an emergency access to the sanctuary. He said he also wished to remove an old ventilation system and replace it with something more modern and less intrusive. Ms. Street mentioned painting this to match its background so it would be less noticeable. Mr. Howard said people would not be encouraged to use the new access door since it was for emergencies only so signage would be in the interior.

IN FAVOR: Jeffrey Weber (480 Colonial Road), a member of the church, said he appreciated working with the Historic District Commission and having its help to create this emergency access door.

OPPOSED: No-one.

#819 - Brett Porter, to install new roof and gutters, repair trim/façade, remove chimney, add perimeter trench drain, and replace garage roof and add new gutters, all on property located at 33 Church Street, Assessor's Map 39, Lot 45: Brett Porter introduced himself and his architect Elizabeth Kozarec. Mr. Porter said the exterior of the house needed work but that he would not be making changes just repairs. Regarding the front porch, Ms. Kozarec said it would be simplified so the frieze boards stood out from the porch. Mr. Cunningham felt English lattice would work better than the existing lattice, suggesting that it be inset with a frame. Mr. Cunningham asked about the risers on the steps. Ms. Kozarec said it could be a board material. Rafter tails will be replaced in-kind. She said she was considering CertainTeed roof shingles. Mr. McCartney asked if the garage would have the same roof shingles. Ms. Kozarec replied yes. Ms. Street asked if repairs had been explored. Mr. Porter replied that the building had not been well maintained. Ms. Kozarec said the flashings were all in bad shape. Mr. Cunningham queried gutters. Ms. Kozarec replied half-round aluminum. Color can be customized. She was considering concealed hangers. Ms. Street asked if gutters were necessary. Ms. Kozarec replied that there was a gas line which could interfere with having a curtain drain so she had moved away from the idea of having no gutters at all. Mr. Cunningham felt the house would look better without gutters and thought they were not needed on the garage. Mr. Porter replied that that was exactly where he was adding gutters. Water splashes off the garage on to a wood area. Mr. Cunningham felt that it would take years for roof water to make wood deteriorate. Ms. Street recommended not putting the gutters in front of the rafter tails. However, Ms. Kozarec said only a few rafter tails were being repaired not all of them. Ms. Street said she would rather see no gutters and felt a rain

guide could be installed to direct water away from the Bilco door. Mr. Cunningham agreed that the house would look better without gutters. There could be a small section of gutter on the north side that no-one would see. He also said he did not like aluminum gutters and recommended buying a better quality gutter. Since it was a small section Mr. Cunningham felt this would not be too expensive for the applicant but that the gutter visible from the street should be a good quality. Regarding the roof shingles Ms. Kozarec said the color would be a gray slate and show a sample of this. Ms. Street was concerned about the variety of shapes shown in the sample so Ms. Kozarec said she could look at other options. Ms. Street also recommended being very careful with the brick foundation. No-one spoke for or against the application.

The public hearing was closed at 8:20p.m. and was followed immediately by the regular meeting.

REGULAR MEETING

DELIBERATION OF PUBLIC HEARING ITEMS:

#811 - John P. Matthews & Elizabeth Halvorsen, to expand a pergola and remove a fence, all on property located at 15-17 Whitfield Street, Assessor's Map 39, Lots 101 & 102 (continued from 5/15/19): Mr. Cunningham made a motion, seconded by Ms. Buchanan, to deny this application without prejudice because no documentation had been submitted upon which the Commission could base a decision. The motion to deny without prejudice was carried unanimously with Cunningham, Street, Buchanan and Mancini voting in favor.

#815 – Calcagni Real Estate, install outdoor advertising sign (1) on property located at 25 Boston Street, Assessor's Map 40, Lot 159

#816 – Oak Tree Development, install outdoor advertising sign (1) on property located at 25 Boston Street, Assessor's Map 40, Lot 159.

Mr. Cunningham said he liked the proposed bracket and the location on the building but still felt the signs were a bit low and that they should be 7 feet above the sidewalk. Also that the signs should be smaller. Ms. Street said locating the signs higher up would make them too high. Regarding COA Application #815, Ms. Buchanan made a motion, seconded by Mr. Cunningham, to approve the application as submitted with the following stipulations: 1) The sign is to be located as shown on the drawing submitted by the Commission. 2) The bottom of the sign may be no lower than 7 feet above grade. 3) Subcommittee appointed is Ann Street. The motion to approve was carried unanimously with Cunningham, Street, Buchanan and Mancini voting in favor. Regarding COA Application #816, Ms. Buchanan made a motion, seconded by Mr. Cunningham, to approve the application as submitted with the following stipulations: 1) The sign is to be located as shown on the drawing submitted by the Commission. 2) The bottom of the sign may be no lower than 7 feet above grade. 3) Subcommittee appointed is Ann Street. The motion to approve was carried unanimously with Cunningham, Street, Buchanan and Mancini voting in favor.

#817 - First Congregational Church, to replace the roof on a dwelling located at 19 Church Street, Assessor's Map 39, Lot 46: Mr. Cunningham made a motion, seconded by Ms. Buchanan, to approve the application as submitted. Subcommittee appointed is Teresa Buchanan. The motion to approve was carried unanimously with Cunningham, Street, Buchanan and Mancini voting in favor.

#818 - First Congregational Church, to install stairs for Sanctuary egress, remove ductwork and replace kitchen fan, and repair/replace handrails on east side adding area of concrete to match existing, all on property located at 110 Broad Street, Assessor's Map 39, Lot 47: Mr. Cunningham said he would like all of the handrail to match. There should be no change from the church to the sidewalk. Mr. Mancini made a motion, seconded by Mr. Cunningham, to approve the application as submitted with the following stipulations: 1) The final specifications for the handrail and sanctuary egress door must be reviewed with and approved by the subcommittee prior to purchase and installation. 2) Subcommittee appointed is Teresa Buchanan. The motion to approve was carried unanimously with Cunningham, Street, Buchanan and Mancini voting in favor.

#819 - Brett Porter, to install new roof and gutters, repair trim/façade, remove chimney, add perimeter trench drain, and replace garage roof and add new gutters, all on property located at 33 Church Street, Assessor's Map 39, Lot 45: Ms. Street summarized the discussion as follows: that the exterior walls and foundation work was essentially a replacement-in-kind; there were several places where gutters were appropriate but they should not be used elsewhere. Gutting to be reviewed with and approved by the subcommittee; the Commission recommends using recessed English lattice under the front porch; the Commission was sad to lose the slate roof but felt asphalt shingles were acceptable but the applicant should work with the subcommittee to find a suitable material. The Victorian roof cresting ridge is very important. Ms. Street made a motion, seconded by Mr. Cunningham, to approve the application as submitted with the following stipulations: 1) The following items must be reviewed with and approved by the subcommittee prior to purchase and installation: a) gutters; b) final roof material. 2) The Commission will work with the applicant regarding drainage around the building to support a "no gutter" approach. 3) The Commission recommends the following: a) that recessed English lattice be used under the front porch; and that the applicant work closely with the subcommittee because the house is a very important building. 4) Subcommittee appointed is Ann Street and John Cunningham. The motion to approve was carried unanimously with Cunningham, Street, Buchanan and Mancini voting in favor.

Approval of Minutes: Mr. Cunningham made a motion to accept the Minutes of 17th April, 2019. Mr. McCartney seconded the motion and it was carried with 4 votes in favor. Ms. Buchanan abstained since she was not present at the April meeting. Ms. Buchanan made a motion to accept the Minutes of 15th May, 2019. Mr. Cunningham seconded the motion and it was carried with 3 votes in favor. Ms. Street and Mr. Mancini abstained since they were not present at the May meeting.

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

Chairman's Report: 1) Mr. McCartney announced that a letter of resignation had been received from Susanna Smith as she was moving out of town. He said he had asked Alternate Teresa Buchanan to fill this regular member vacancy and she had agreed. 2) Mr. McCartney reported that the rate for the Commission's secretary had been increased to \$17.50 per hour.

Correspondence: 1) A letter was received from property owner Ken Horton of his intent to demolish 30 Water Street, a historic house not within the historic district. Mr. McCartney said the Commission had discussed this project last month and decided not to get involved. Ms. Street expressed concern about people who say they are going to rehabilitate a building and then when work begins they find it was worse than expected so then they say the building cannot be rehabilitated. This means someone is not doing due diligence and either accidentally or on purpose the property owner ends up on the same

side of the argument as the preservationists. Instead of being perceived as destroyers they are seen as preservationists and Ms. Street felt this should not be allowed to happen and that there should be ways to have a more restrictive design review. Ms. Street also questioned the property owner’s plan to replicate an historic building as she would rather see something that was more of an expression of the current time in the same scale, etc. 2) Connecticut Trust for Historic Preservation’s newsletter “CT Preservation News” for May/June, 2019. 3) monthly budget report through April 30, 2019.

Public Relations: No report.

Discussions: Tabled.

Approval of Bills: Mr. Cunningham made a motion to approve the following bills: Shore Publishing, legal notices for 4/17/19 - \$47 and 5/15/19 - \$45; Katharine Stewart, secretarial services. Ms. Buchanan seconded the motion and it was carried unanimously.

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

#807 Timothy Hansen, 35 State, expires 3/18/20 – exterior door

#808 BSK Design, 29 Whitfield, expires 4/15/20 – sign

Mr. Cunningham made a motion to adjourn the meeting at 9:00p.m. Ms. Street seconded the motion and it was carried unanimously.

The next meeting of the Historic District Commission will be held on Wednesday 17th July, 2019 at 7:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary