

Draft Minutes

TOWN OF GUILFORD
Historic District Commission
Minutes - 21st June, 2017

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 21st June, 2017 at 7:00p.m. in the Guilford Community Center with Vice-Chairman John Cunningham presiding.

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

PUBLIC HEARING

The meeting was called to order at 7:05p.m. Mr. Mancini read the legal call of the meeting. Alternates Buchanan and Mancini were appointed to act in the absence of regular members.

#769 - James M. and Ann R. Rae, to install a railing on steps to the front entrance, and a cupola on a shed on the west side of a dwelling on property located at 180 State Street, Assessor's Map 46, Lot 129 (continued from 4/19/17): The applicant was not present and none of the information which the Commission had requested was submitted. Mrs. Smith said she had contacted the applicant and told him the requested information must be submitted by today but nothing was received. No-one spoke for or against this application. Later, during the regular meeting, Ms. Buchanan made a motion, seconded by Mrs. Smith, to deny without prejudice the request to install a railing on the steps to the front entrance of this house because the Commission had insufficient information upon which to base a decision. The motion to deny without prejudice was carried unanimously with Smith, Buchanan and Mancini voting in favor.

#774 - Elena and Robert S. Phillips, to add an addition and deck on the rear of a dwelling located at 39 South Fair Street, Assessor's Map 32, Lot 66: Neither the applicants nor their representative was present. The Commission reviewed the information provided with the application. Mr. Cunningham stated that only a small portion of the addition would be visible looking south on South Fair Street and that it would not be visible when looking north. No-one spoke for or against the application. Later, during the regular meeting, Ms. Buchanan made a motion, seconded by Mrs. Smith, to approve the application as submitted with the following stipulations: 1) Any items not listed in the application including but not limited to exterior lighting must be reviewed with and approved by the subcommittee prior to purchase and installation. If necessary requested changes may be brought to the full Commission at a regular meeting. 2) Subcommittee appointed is Teresa Buchanan. The motion to approve was carried unanimously with Smith, Buchanan and Mancini voting in favor.

Town of Guilford, to reroof the Guilford Community Center located at 32 Church Street, Assessor's Map 39, Lot 38: Due to a deadline requirement a legal notice was filed with the newspaper before any application was received. Upon further review of the project the Commission determined that this work would be a replacement-in-kind so no Certificate of Appropriateness was required and, therefore, no application was submitted.

The public hearing was closed at 7:15p.m. and was followed immediately by the regular meeting.

REGULAR MEETING

Public Forum: 1) 203 Whitfield Street, Assessor's Map 33, Lot 53 (Ann and Todd Fanciullo): Preliminary discussion of rehabilitation project: Ann and Todd Fanciullo introduced themselves and circulated some drawings of their proposal. Mr. Fanciullo said the house was a 1950's cape with a 1960's addition on the south side and a 1990's renovation to the rear. Mr. Fanciullo said he would like to have a 2-story addition with breezeway by removing and replacing the existing southern addition with a garage on the first floor and an in-law suite on the second floor. He noted that there was a significant drop down from the house on the driveway side. Mr. Fanciullo explained that there would be three phases of work: Phase 1 – garage and in-law suite; Phase 2 – bump out face of the cape so it was more federal in style to match adjacent properties by bumping out the dormers and lifting the roof; Phase 3 – remove and replace existing garage as a workshop. Phase 1 would include the replacement of windows, doors, gutters, etc. On the rest of the house at a minimum the siding, doors, etc., would be replaced. Mr. Fanciullo said the phases would be applied for in separate applications. Since there was a drop down on the property Ms. Buchanan asked about the difference in floor level from the house to the new addition. Mr. Fanciullo replied 3ft. - 4ft. He added that the new addition was not intended to be a rental property but would be part of the main house. Mr. Cunningham wondered if the existing Sugar Maple tree would stay. He pointed out that the house was on a state road so any changes to the curb cut would require State approval. Ms. Buchanan said that personally she thought one discussion point would be losing the integrity of the architecture of the cape. Mr. Fanciullo replied that he thought the changes would be more in keeping with the surrounding homes. Ms. Buchanan pointed out that the Commission's charge was to preserve buildings as they were originally intended to be. Mr. Fanciullo asked about making the windows bigger. Ms. Buchanan replied that this would change the look of the house but since it was 1950's there might be more leeway on this. Mr. Cunningham added that changing the opening would require reframing the windows. He recommended that Mr. Fanciullo provide information on several scenarios of what he would like to do. Ms. Buchanan commended the Fanciullo's for meeting informally with the Commission. Mr. Mancini recommended looking at other houses in the historic district for inspiration.

Approval of Minutes: Ms. Buchanan made a motion to accept the Minutes of 17th May, 2017. Mrs. Smith seconded the motion and it was carried with 3 votes in favor. Mr. Cunningham abstained since he was not present at the May meeting. Approval of the Special Meeting Minutes of 12th June, 2017 was tabled to the July 19, 2017 meeting.

Correspondence: Connecticut Trust for Historic Preservation's newsletter "Connecticut Preservation News" for May/June 2017.

Public Relations: Tabled to 6/19/17

Discussions: Tabled to 6/19/17

Approval of Bills: Ms. Buchanan made a motion to approve the following bills: Shore Publishing, legal notices, \$33.50 (4/19/17) and \$41 (5/17/17); Katharine Stewart, secretarial services. Mr. Mancini seconded the motion and it was carried unanimously.

Unfinished Certificates of Appropriateness: Tabled to 7/19/17.

Mr. Cunningham made a motion to adjourn the meeting at 7:50p.m. Mrs. Smith seconded the motion and it was carried unanimously.

The next meeting of the Historic District Commission will be held on Wednesday 19th July, 2017 at 7:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary