

Draft Minutes

TOWN OF GUILFORD Historic District Commission Minutes – 15th August, 2018

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 15th August, 2018 at 7:00p.m. in the Guilford Community Center with Chairman Ann Street presiding.

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

PUBLIC HEARING

The meeting was called to order at 7:00p.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.

#799 - Michael P. Lukas, to replace fourteen (14) windows on a dwelling located at 295

Whitfield Street, Assessor's Map 33, Lot 51-03 (7:00p.m.): Present were Michael Lukas and Denise Freeman (Renewal by Anderson). Ms. Freeman submitted a window brochure (Exhibit #799-1) saying that the windows would be white on white. Only the top sash was being replaced which Ms. Freeman felt would look the same as existing from the street. They will not be a full divided lite but would look like a full divided lite from the street. Ms. Freeman added that the grills would be between the glass. The existing windows were single pane but the new windows would be double pane with no storm windows. Ms. Street asked if a sash pack was being used. Ms. Freeman replied that custom insert windows would be used and the exterior would have new composite wrapping. She noted that if the Commission preferred, full divided lites could be installed on the windows on the front of the house but she did not see the need to do this on the back and sides of the house. Mr. Cunningham asked how far the front of the house was from the road. Mr. Lukas replied approx.-imately 70 feet.

This portion of the meeting was temporarily adjourned at 7:10p.m. so Ms. Freeman could go and get a window sample and it was resumed at 7:15p.m. Ms. Freeman showed a sample of the window. She felt it would be hard to determine if the grills were real or not given that the windows would be approximately 70 feet back from the street. Ms. Street noted that the glass looked as though it was tinted. Ms. Freeman replied that nowadays windows had smart glass which was designed to reflect heat back to the source. Ms. Buchanan asked how many windows would be visible from the street. Mr. Lukas replied 5. No-one spoke for or against the application. Later, during the regular meeting, during discussion, Ms. Street pointed out that the Commission had not approved this type of window before. Mr. Cunningham said at 70 feet from the street he did not think one would notice the difference. Ms. Street added that it was not really an old house since it dated to 1967. Mr. Cunningham made a motion, seconded by Mr. Mancini, to approve the application as submitted. Sub-

committee appointed is John Cunningham. The motion to approve was carried unanimously with Cunningham, Buchanan and Mancini voting in favor.

#801 - Glenn and Dorothy E. Weston-Murphy, to install a picket fence on the northern boundary line of property located at 155 State Street, Assessor's Map 46, Lot 147 (7:10p.m.):

Present were Glenn and Dorothy Weston-Murphy. Mr. Weston-Murphy said he had revised his proposal since filing his application and now wished to withdraw the boundary fence and just install the picket portion. This would match the fencing on the south side of his property installed by his neighbor and it will end at the face of his garage. Fence will be cedar pickets with hidden posts to the outside, 6ft. high. The fence will be approximately 30 feet from the edge of the sidewalk. Ms. Street asked if the fence would be unpainted. Mr. Weston-Murphy replied yes. No-one spoke for or against the application. Later, during the regular meeting, Mr. Mancini made a motion, seconded by Mr. Cunningham, to approve the application as submitted but without the boundary fence, as requested by the applicant. Subcommittee appointed is Teresa Buchanan. The motion to approve was carried unanimously with Cunningham, Buchanan and Mancini voting in favor.

#800 - First Church of Christ, Scientist, to relocate and replace an existing sign and to add a kiosk, all on property located at 49 Park Street, Assessor's Map 40 (7:20p.m.): Mary Beeman introduced herself and showed a sketch of the kiosk she wished to place in front of the church. Mrs. Beeman explained that the reading room at 17 Whitfield Street had been sold and so the church no longer had a store front presence on the Green. The reading room used to have a bible display that people could read every day. Ms. Street asked about opening the kiosk. Mrs. Beeman replied that only one of the three windows would open. Ms. Street queried depth and Mrs. Beeman replied approximately 16". Ms. Street mentioned lighting. Mrs. Beeman replied that the lighting would be similar to what one placed under kitchen cabinets and would not be very bright. Ms. Street asked if it would be solar. Mrs. Beeman replied no, that it would be on a timer, probably going off at 10:00p.m. Regarding the existing sign that will be relocated, Mrs. Beeman said this would have lighting as it does now. The light would either be underneath or on top of the sign. The sign maker has recommended having the lighting underneath. Ms. Street pointed out that a lot of people walked by so the light could be vandalized. Ms. Buchanan asked the distance from the face of the building to the back of the kiosk. Mrs. Beeman replied 10' – 12'. Ms. Street said she would like to congratulate the applicant because she was aware that there was a small group of people maintaining a big church building.

On a separate issue not included in the application, Mrs. Beeman asked about 3 existing signs on a post by the driveway. She wondered if it would be more in keeping to have 2 separate signs of similar size or to have one big sign. One sign was for the reading room and the other was for Sunday school/church. Signs could be 18" x 24" or one 18" x 48". No-one spoke for or against the application. Later, during the regular meeting, during discussion, Ms. Street said the kiosk was attractive and Ms. Buchanan added that it was not that big. Mr. Cunningham felt it should be off the

sidewalk. Ms. Street thought it should be a little shorter and wider so as to be more in keeping with the proportions of the church building. Mr. Cunningham agreed that 9.5ft. was too tall and recommended 8ft. Ms. Street suggested that a mock-up could be made. Mr. Cunningham recommended a ground light for the sign to be relocated and that the sign should be close to the steps. Regarding the three signs on the post Ms. Street felt the applicant should be advised to rehang the existing signs. Mr. Cunningham thought they would look better if they were closer together. Ms. Buchanan made a motion, seconded by Mr. Cunningham, to approve the application as submitted with the following stipulations: 1) The kiosk is to be shorter and wider than proposed with a height not to exceed 8 feet. The final dimensions, location and lighting for the kiosk must be reviewed with and approved by the subcommittee before any work begins. 2) The final location and lighting for the sign to be relocated must be reviewed with and approved by the subcommittee prior to purchase and installation. 3) Subcommittee appointed is Teresa Buchanan. The motion to approve was carried unanimously with Cunningham, Buchanan and Mancini voting in favor.

The public hearing was closed at 7:35p.m. and was followed immediately by the regular meeting.

REGULAR MEETING

Approval of Minutes: Mr. Mancini made a motion to accept the Minutes of 18th July, 2018. Ms. Street seconded the motion and it was carried with two votes in favor. Ms. Buchanan and Mr. Cunningham abstained since they were not present at the July meeting.

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

Correspondence: No correspondence was received. Ms. Street reported that she had spoken to Leighton Lee, 1 Whitfield Street. Mr. Lee wished to replace 3 windows on the rear of his house. Ms. Street said she had made a site visit and determined that the windows were not visible from the public street or way and, therefore, not within the Commission's purview.

Approval of Bills: Mr. Cunningham made a motion to approve the following bills: Shore Publishing, legal notice 7/18/18, \$26; Katharine Stewart, secretarial services. Ms. Buchanan seconded the motion and it was carried unanimously.

Mr. Cunningham left the meeting at 8:05p.m.

Other Business: 1) 44/30 Uncas Circle: Ms. Street stated that the Commission had received notification of the intent to demolish this property when it was too late to do anything. An application was originally filed with the Schem's Head PZC to restore the house. However, after work began it was found to be in very poor condition so a decision was made to demolish it. Ms. Street circulated copies of a letter she had drafted expressing the Commission's concerns. She said she was unsure whether or not to stay away from this project or to say that the demolition permit

process was flawed. She felt that the Commission's viewpoint and input was being ignored. Ms. Buchanan said people needed to be made aware what the process was when there was an important historic structure. The Commission reviewed Ms. Street's draft letter and made a few changes.

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

#761 Michael Lukas, 295 Whitfield, expires 10/18/17 – reroof

#770 Randall/Elizabeth McCartney, 50 High, expires 11/16/18 – patio/firepit

#784 Matthew Scialabba, 87 State, expires 11/21/18 – shed

#795 Java Hut, 20 Church, expires 5/15/19 – sign

Ms. Buchanan made a motion to adjourn the meeting at 8:25p.m. Ms. Street seconded the motion and it was carried unanimously.

The next meeting of the Historic District Commission will be held on Wednesday 19th September, 2018 at 7:00p.m. in the Town Hall.

Respectfully submitted,

Katharine Stewart
Recording Secretary