

Draft Minutes

TOWN OF GUILFORD
Historic District Commission
Minutes – 19th October, 2016

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 19th October, 2016 at 7:00p.m. in the Guilford Community Center with Chairman Ann Street presiding.

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

PUBLIC HEARING

The meeting was called to order at 7:05p.m. Clerk Randall McCartney read the legal call of the meeting. Alternate Michael Mancini was appointed to act in the absence of regular members.

#756 - Clifford R. Sahlin, to install a gas meter on a dwelling located at 62 State Street, Assessor's Map 39, Lot 57: Cliff Sahlin stated that gas service was being installed in his neighborhood and that he wished to participate in this. He said the gas meter would be installed on the north side of his house at the north-east corner. Existing evergreen shrubs to the east will screen the meter and Mr. Sahlin said he was willing to plant another shrub to the north to ensure that the meter was properly screened. Mr. Cunningham asked if it would be a normal sized meter and Mr. Sahlin replied yes and that he thought that it would basically sit at ground level. 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 with the following stipulations: 1) It is the Commission's understanding that the gas meter will be screened with existing plant material and, therefore, no additional screening is required. 2) Subcommittee appointed is Randall McCartney. The motion to approve was carried unanimously with McCartney, Smith and Mancini voting in favor.

#757 - Peter Gompper and Vicki Jo Melin, to install a gas meter on a dwelling located at 72 State Street, Assessor's Map 46, Lot 01: The applicant was not present so the Commission looked at the drawing submitted with the application and determined that the gas meter would be installed on the north side of the house. 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 with the following stipulations: 1) The gas meter must be screened with plant material. 2) The subcommittee appointed is Randall McCartney. The motion to approve was carried unanimously with McCartney, Smith and Mancini voting in favor.

#758 - James P. and Karen Scialabba, to install a gas meter on a dwelling located at 87 State Street, Assessor's Map 47, Lot 30: The applicant was not present and no documentation was provided with the application. 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 with the following stipulations: 1) The gas meter must be installed on the side of the building and set back as far as is practical from the front of the building. 2) The

gas meter must be screened with plant material. 3) Subcommittee appointed is Randall McCartney. The motion to approve was carried unanimously with McCartney, Smith and Mancini voting in favor.

#759 - Alma B. Waldo, to install gas meter on a building located at 89 State Street, Assessor's Map 47, Lot 29: The applicant was not present so the Commission looked at the application and determined that the gas meter would be installed on the north side of the building. 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 with the following stipulations: 1) It is the Commission's understanding that the gas meter will be screened with existing plant material and, therefore, no additional screening is required. 2) Subcommittee appointed is Randall McCartney. The motion to approve was carried unanimously with McCartney, Smith and Mancini voting in favor.

#760 - David J. and Mary R. Stambaugh, to install a gas meter on the north side of a dwelling located at 95 State Street, Assessor's Map 47, Lot 27: David Stambaugh said he would be installing a meter similar to the ones being installed by his neighbors. It will be screened by existing plants. 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 with the following stipulations: 1)) It is the Commission's understanding that the gas meter will be screened with existing plant material and, therefore, no additional screening is required. 2) Subcommittee appointed is Randall McCartney. The motion to approve was carried unanimously with McCartney, Smith and Mancini voting in favor.

761 - Michael P. Lukas, to replace roof shingles on a dwelling located at 295 Whitfield Street, Assessor's Map 33, Lot 51-03: Michael Lukas said he wished to remove shingles on the east side and replace them with 30 year architectural shingles. Mr. Cunningham asked if they would be the same color as existing. Mr. Lukas replied no, that he would be using Timberline Mission Brown shingles. No-one spoke for or against the application. Later during the regular meeting, Mr. McCartney made a motion, seconded by Mr. Mancini, to approve the application as submitted. Subcommittee appointed is Michael Mancini. The motion to approve was carried unanimously with McCartney, Smith and Mancini voting in favor.

#762 - James Shanley, for exterior renovations to the front of a dwelling located at 164 State Street, Assessor's Map 46, Lot 128: James Shanley said he wished to improve the front of the building a little bit and he showed drawings of two different designs for the front portico. This would not change the roof line because the property owner did not want the expense of that big a project. Ms. Street felt the whole gable of the portico would have to be pulled towards the street and Mr. Shanley agreed. Ms. Street wondered if a railing would be required. Mr. Shanley felt a railing could be installed on the top two steps. Columns could be cedar siding or just a square column. Ms. Street queried the depth of the soffit and Mr. Shanley replied approximately 16". She said the house was a Craftsman-style house so it would have had bold and simple detailing. Ms. Street felt the Commission needed a better understanding of what the portico was

going to look like. Mr. Shanley said he could do a box column with trim and a base and something on the top. Maybe a band wrap around. He added that if the application was not approved then he would just repair the existing structure. Mr. Cunningham felt two columns in front would look better than what was in place now and that this would read better from the street. No-one spoke for or against the application. Later, during the regular meeting, during discussion, Mr. McCartney said he agreed with removing the columns that were rotted out and that he liked the portico with plain columns in a Craftsman look. Ms. Street felt that the posts were going to be pretty tall so maybe a wider base was needed. Mr. McCartney said this could be the bottom third. However, Ms. Street said one would not want it to look too Italianate and that the height of the pedestal should relate to the height of the whole column. Mr. McCartney then made a motion, seconded by Mrs. Smith, to approve the application with the following stipulations: 1) Applicant must provide as built drawings/sketches for files at completion of project. 2) If the applicant prefers to carry out repairs in-kind the subcommittee must be notified. Any other alternatives to this project must be brought to the whole Commission for review. The motion to approve was carried unanimously with McCartney, Smith and Mancini voting in favor.

Mr. Cunningham left the meeting at 7:35p.m.

#750 - Ken Horton, to construct a carport over existing parking area east of the Mill Building on property located at 66 High Street, Assessor's Map 32, Lot 60 (Continued from September 21, 2016): The additional information requested by the Commission was not provided. No-one spoke for or against this application. Later, during the regular meeting, Mr. McCartney made a motion, seconded by Mr. Mancini, to deny this application without prejudice because the Commission had insufficient information on which to base a decision. The motion to deny without prejudice was carried unanimously with McCartney, Smith and Mancini voting in favor.

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

REGULAR MEETING

Approval of Minutes: Mr. McCartney made a motion to accept the Minutes of 21st September, 2016. Mrs. Smith seconded the motion and it was carried unanimously.

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

Budget Request 2017-2018: The Commission briefly discussed its budget request and projects that might require asking for an increase such as a lighting workshop.

Correspondence: An email was received from Chris Widmer, 94 State Street, requesting an extension to COA #516-11 and COA #619-14. Mr. McCartney made a motion to grant a one year extension. Mr. Mancini seconded the motion and it was carried unanimously. These certificates will now expire on 6/17/17; monthly budget report through August 31, 2016.

Public Relations: Mrs. Smith suggested that if awards were published in the newspaper it would make people more aware of the commission. Mr. McCartney thought an award could be given to 66 High Street once the project had been completed.

Discuss Rules, Guidelines and Limitations of an Historic District: Ms. Street felt the Commission should discuss the charge of its subcommittees and how far their role should extend.

Commission Openings: Ms. Street reported that Teresa Buchanan had agreed to serve on the Commission.

Approval of Bills: Mr. McCartney made a motion to approve the following bills: Shore Publishing, legal notice 9/21/16; \$48.45; Katharine Stewart, secretarial services. Mrs. Smith seconded the motion and it was carried unanimously.

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

#735 Michael Denning/Hazel Carby, 27 South Fair, expires 4/19/17 - fence

The meeting was adjourned at 8:30p.m.

The next meeting of the Historic District Commission will be held on Wednesday 16th November, 2016 at 7:00p.m. in the Guilford Community Center.

Respectfully submitted,

Katharine Stewart
Recording Secretary