

Draft Minutes

TOWN OF GUILFORD Historic District Commission Minutes – 15th April, 2015

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 15th April, 2015 at 7:00p.m. in the Town Hall with Chairman John Cunningham presiding.

Present: John Cunningham, Randall McCartney and William Thompson. Excused: Teresa Buchanan and Reno Migani. Absent: Alternate Michael Sulzbach.

PUBLIC HEARING

The meeting was called to order at 7:00p.m. Mr. McCartney read the legal call of the meeting. The Commission agreed to change the order of the agenda to take COA Application #709 first.

#709 - The Market Place Emporia, to upgrade the storefront, extend hall for handicap access, and install outdoor advertising sign(s), all on property located at 77 Whitfield Street, Assessor's Map 39, Lot 91: Deirdre Jacobs introduced herself and said she was representing Market Place Emporia. She showed a site plan which she briefly reviewed. At the rear of the building there is a cooler which will be removed. This will allow the existing hall to be extended by 14' 6" to accommodate handicap access to new handicap bathrooms. Ms. Jacobs mentioned that a change of use had been applied for so there would be a small restaurant with seating. She added that the building had had a long history as a grocery store, at one point being a First National supermarket before becoming the Guilford Food Center in the 1950's. Ms. Jacobs showed a rendering of the First National sign and explained that the new sign would be slightly smaller. The front door will be replaced with new therma-doors. The outdoor display boxes at the front of the store will also be smaller – 24" rather than 30". This will allow for two cedar bistro tables and chairs, 30 feet apart. Mr. Thompson asked if this seating would be seasonal. Ms. Jacobs replied that they would probably be used for 2½ seasons. She noted that the existing awning was a full, hand-cranked awning. This would be replaced with a smaller fixed awning in Guilford Green. Regarding the front signage, Mr. Thompson recommended carrying the frieze line across. He felt the idea of a frieze was very integral to the architecture and that there needed to be some sort of delineation to do with this. At the very least Mr. Thompson said he would like to see what this would look like. Ms. Jacobs said reducing the size of the sign allowed more of the brick to show. Later in the public hearing looking at a photograph of the 1930's First National Store (Exhibit #709[1]), Mr. Cunningham felt there was a band embedded in the brick. Ms. Jacobs mentioned that all the metal parts were staying because they were embedded in the brick. In light of this Mr. Thompson said he felt better about that area. Ms. Jacobs stated that there would be no additional lighting on the proposed signage.

Back Area: Ms. Jacobs said there was an existing sign adjacent to the butcher room door. The existing fence and cooler would be removed and the same sign in smaller dimensions would be installed next to the customer entrance. Currently there is an overhang over the door. This will be removed and the roofline will be extended towards the alley. There will be two 4' 2" transom windows in the alley. Mr. Thompson said the Commission would need a to scale drawing of these proposed changes. Ms. Jacobs stated that the existing dumpsters would be moved and she

was changing to a tote system. Mr. Thompson queried screening. Ms. Jacobs replied that they would be inside a little bump out, right beside the door. Mr. Thompson pointed out that when doing an upgrade a higher standard was required so trash should be screened. Ms. Jacobs said the trash would be picked up at least 4 times a week. Mr. McCartney asked if the totes would be covered and Ms. Jacobs replied yes. She added that other adjacent stores also had totes. No-one spoke for or against the application. Later, during the regular meeting, during discussion Mr. Cunningham said the front sign should be below the brick band. He said he liked the smaller sign and agreed that a drawing was needed of the side alley. Mr. Thompson was concerned that the back room might have to be bigger than shown on the drawings to meet ADA regulations so there could be changes to the project. Mr. Cunningham said he liked to have trash enclosed but that he preferred the totes to dumpsters. Mr. Thompson felt they should be screened. Mr. Cunningham replied that there was not much room for screening. Mr. McCartney suggested keeping the screening height down so it was just to the top of the totes. Mr. Cunningham made a motion, seconded by Mr. Thompson, to approve the application as submitted with the following stipulations: 1) A to scale drawing of the alleyway, including the proposed transom windows, must be reviewed with and approved by the subcommittee before construction begins. 2) Once construction begins, any changes to the project caused by existing conditions or the zoning regulations must be reviewed with and approved by the subcommittee before being carried out. 3) The trash totes should be screened, to the height of the totes. Details of the screening must be reviewed with and approved by the subcommittee prior to purchase and installation. 4) No exterior lighting was requested or approved. If, in the future, exterior lighting is required it must be reviewed with and approved by the subcommittee prior to purchase and installation. 5) Subcommittee appointed is Randall McCartney. The motion to approve was carried unanimously with Cunningham, McCartney and Thompson voting in favor.

#706 - Ken Horton, to demolish two buildings on property located at 66 High Street,

Assessor's Map 32, Lot 60: Ken Horton showed a demolition plan saying he wished to remove the back 2-story building. The structure is concrete. Mr. Horton said the west building had a sprinkler line break so it was badly damaged and all the ceilings were down. He added that he had been allowing a SWAT team to use the building but they would no longer enter the building because they felt it was unsafe. The Building and Fire Departments have deemed the building unsafe. Mr. Thompson queried the status of the redevelopment application, pointing out that the Commission did not normally approve a demolition without a replacement plan in place. Mr. Horton replied that he was unsure of the status of this. No-one spoke for or against the application. Later, during the regular meeting, during discussion Mr. Thompson said the structure had been compromised and would be difficult to rebuild. Mr. Cunningham added that the Town had deemed the building unsafe. Mr. Thompson noted that architecturally they were not very important. Mr. McCartney made a motion, seconded by Mr. Thompson, to approve the demolition of the two buildings in the center and to the west because they had been determined by the Town to be a safety hazard. Subcommittee appointed is William Thompson. The motion to approve was carried unanimously with Cunningham, McCartney and Thompson voting in favor.

#707 - Louis E. Auld, to enlarge an existing room on the north side of a dwelling located at 90 Church Street, Assessor's Map 46, Lot 21:

Louis Auld stated that he was proposing to extend all the walls just to the edge of the house. He showed photographs of existing conditions noting that the roof line would remain the same. Mr. Thompson felt if the new wall was slightly inset it would look better and would make it easier to detail. He suggested an inset of 4"-12". Mr. Auld submitted photographs of his house (Exhibit #707[1, A-D]). Mr. McCartney asked if the siding would be the same and Mr. Auld replied yes. Mr. Thompson asked if the deck would be moved and Mr. Auld replied no. No-one spoke for or against the application. Mr. Thompson made a motion, seconded by Mr. Cunningham, to approve the application as submitted with the following stipulations: 1) The new addition north wall is to be inset to the south of the adjacent existing wall. The inset can be up to 12" but should be a minimum of 4". The final location of the new wall must be reviewed with and approved by the subcommittee before construction begins. 2) Materials are to be the same as existing. Any changes to this must be reviewed with and approved by the subcommittee prior to purchase and installation. 3) Subcommittee appointed is Reno Migani. The motion to approve was carried unanimously with Cunningham, McCartney and Thompson voting in favor.

#708 - Billy Budd, for exterior alterations including a garage, rear entry porch and 2-story addition, all on property located at 14 High Street, Assessor's Map 33, Lot 75:

Billy Budd stated that the front of the house would just be repaired and maintained. A cut sheet for Windsor windows similar to those at 1 State Street was submitted (Exhibit #708[1]). Mr. Thompson asked if these would be SDL's with space bars. Mr. Budd replied yes. A window on the east side on the front will be moved slightly to the north because stairs are cut into it. At the rear the stair connection on the southwest corner will be removed, the deck will be removed and the low hip roof will be removed and the gable will be continued. Mr. Budd said on the left side there was a tree right next to the foundation which was damaging it. This will be removed and the foundation will be repaired. The door will be Rogue Valley wood door (Exhibit #708[2]). Mr. Thompson asked if there would be an overhang and Mr. Budd replied yes. The garage will be done like a sort of outbuilding. Mr. Budd mentioned that exterior lighting was still undecided. He showed a possible choice noting that the fixtures would be very plain with a dark finish (Exhibit #708[3]). Roof will be slate gray. Mr. Budd said existing roof rakes would be redone. Mr. Thompson asked if the returns on the addition would be the same. Mr. Budd replied yes. Mr. Thompson said some very thoughtful adjustments had been made. No-one spoke for or against the application. Later, during the regular meeting, during discussion Mr. Cunningham said the changes were acceptable. Mr. Thompson felt they were thoughtful and Mr. McCartney stated that he thought the earlier, informal meeting had helped. Mr. Thompson made a motion, seconded by Mr. Cunningham, to approve the application as submitted with the following stipulations: 1) All exterior lighting must be reviewed with and approved by the subcommittee prior to purchase and installation. 2) Any changes to the proposed project and/or to the front porch must be reviewed with and approved by the subcommittee before work begins. 3) Subcommittee appointed is Reno Migani. The motion to approve was carried unanimously with Cunningham, McCartney and Thompson voting in favor.

The public hearing was closed at 7:50p.m. and was followed immediately by the regular meeting.

REGULAR MEETING

Approval of Minutes: Mr. Cunningham made a motion to accept the Minutes of 18th March, 2015. Mr. Thompson seconded the motion and it was carried with two votes in favor. Mr. McCartney abstained since he was not present at the March meeting.

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

Correspondence: National Alliance of Preservation Commissions’ newsletter “The Alliance Review” for January/February 2015; Connecticut Trust for Historic Preservation’s newsletter “Connecticut Preservation News” for March/April 2015, membership renewal notice.

Approval of Bills: Mr. Thompson made a motion to approve the following bills: CT Trust for Historic Preservation, membership renewal, \$75; Katharine Stewart, secretarial services. Mr. McCartney seconded the motion and it was carried unanimously.

Mr. Cunningham had to leave the meeting so without a quorum present the rest of the agenda was tabled and the meeting was adjourned at 8:10p.m.

The next meeting of the Historic District Commission will be held on Wednesday 20th May, 2015 at 7:00p.m. in the Town Hall.

Respectfully submitted,

Katharine Stewart
Recording Secretary