

Draft Minutes

TOWN OF GUILFORD Historic District Commission Minutes – 20th May, 2015

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 20th May, 2015 at 7:00p.m. in the Town Hall with Chairman John Cunningham presiding.

Present: John Cunningham, Randall McCartney, Reno Migani and William Thompson. Also present newly appointed regular member Susanna Smith. 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.

#710 - Andrew W. Page, to install a shed roof with piers on a rear warehouse building on property located at 23B Boston Street, Assessor's Map 40, Lot 160: No applicant was present so this item was continued to the next meeting on June 17, 2015.

#711 - Women & Family Life Center, to install additional parking on property located at 96 Fair Street, Assessor's Map 46, Lot 38A: Mary Beeman stated that she was representing the Women & Family Life Center and introduced Tom Gribbin from Noyes Vogt Architects. Mrs. Beeman said it was necessary to expand the parking to accommodate yoga classes. Mr. Gribbin showed a site plan explaining that the existing parking would be extended to the rear of the lot. He added that he was proposing a pervious surface of gravel. A buffer strip will also be planted. Mr. Thompson queried the plant material. Mr. Gribbin replied dense arbor vitae shrubs. Mr. Thompson asked if the proposal was compliant with zoning regulations. Mr. Gribbin replied yes, that he had discussed issues with the Zoning Enforcement Officer. Mr. Cunningham asked if there would be any fencing and Mr. Gribbin replied no. Mrs. Beeman thought there was an existing split rail fence at the back, adding that there would be no other buildings in the back. In order to review context the Commission briefly reviewed the various adjoining properties and structures. Mrs. Beeman mentioned that the lot stretched all the way to the edge of the Walgreen Pharmacy property. Mr. McCartney queried additional lighting. Mr. Gribbin replied that none was being requested at this time. Mrs. Beeman said there was lighting on the carriage house building. Mr. Thompson asked if it would be helpful to have the option of adding extra lighting if necessary and Mrs. Beeman said yes. Mr. Thompson asked if the extra parking would create a lot more evening activity. Mrs. Beeman replied that she did not see this increasing unless the building was expanded. No-one spoke for or against the application. Later, during the regular meeting, Mr. Thompson made a motion, seconded by Mr. Migani, to approve the application as submitted with the following stipulations: 1) No exterior lighting was requested or approved. If, in the future, exterior lighting is required this must be reviewed with and approved by the sub-committee prior to purchase and installation. Should the applicant not agree with the sub-committee's decision this matter may be brought before the full Commission for review at a regular meeting. 2) Subcommittee appointed is John Cunningham. The motion to approve was carried unanimously with McCartney, Migani, Smith and Thompson voting in favor.

#712 - Ken Horton, additions and alterations to a mill building and extensions, on property located at 66 High Street, Assessor's Map 32, Lot 60: Civil engineer Ronald Nault introduced himself, architect Robert Grzywacz and principal property owner Ken Horton. To establish Robert Grzywacz's credentials relevant to historic renovation projects, Mr. Nault stated that Mr. Grzywacz had a master of architecture from Yale University, was a member of the Connecticut Trust for Historic Preservation and had served on both the New Haven Preservation Trust and the New Haven historic district commission. Also several of his projects had received awards from the Connecticut Trust for Historic Preservation and the Connecticut Chapter of the American School of Architecture. Mr. Nault said that the Commission had received a full application formally as part of his application to PZC, which PZC approved in February 2015. He added that tonight he was here for the mill building and marsh walk. To clarify matters Mr. Thompson pointed out that to date the Commission had only met informally with this applicant, that it had not been part of the formal PZC process and so had never received a copy of that application and, therefore, tonight was the first time a formal application had been filed with the Historic District Commission for this proposal.

Mr. Grzywacz stated that the application was for a Certificate of Appropriateness for work on the existing mill building. Before tonight five informal meetings had been held with the Commission to talk about design, etc. From those discussions Mr. Grzywacz said he had picked up things particular to the buildings which were in the spirit of the buildings. The mill building was a very special building and its form was important and so it had been treated as such. There will be an extension to the east and the marsh walk to the south. Mr. Grzywacz said he had learned from the Commission that the dormers were working but the garages less so. However, the plan could not be changed because the garages were required but the roof was changed to a simple shed roof to compliment the simple sheds of the dormers. Porches will be simple Italianate style because the mill building was Italianate style. Mr. Grzywacz said the mill building roof was fine but other parts were substandard and also too low so they would have to be replaced. He noted that the exterior walls were brick veneer on cinderblock. The veneer had no ties so it was peeling off and there was nothing to anchor to so a new wall was proposed – high tech that looked like a clapboard wall. Due to the change in use there is a requirement to upgrade insulation to approximately R-20. Mr. Grzywacz said the overall requirement could be met through a combination of walls. He showed a section of the front wall noting that the roof had a fascia board and a second would be added with a vent strip in between. All structures on top of the roof have been made as low as possible. Mr. Thompson asked if there would be exterior guttering and Mr. Grzywacz replied no. Porches will have an EPDM roof with standard columns. Mr. Grzywacz mentioned that some of the brick over the existing entrance would have to be removed to accommodate a new door height because the floor was being raised to meet flood requirements. There will be a 1' 10 ¾" railing along the front of the building. Mr. Thompson queried wood products. Mr. Grzywacz replied Azek would be used and he showed a sample of Hardi smooth clapboard, trim will be PVC. Mr. Thompson then queried the metal roofs. Mr. Grzywacz said this was still being researched as the salt air was a challenge. He added that EPDM with applied battens might be one solution that could be used.

Mr. Thompson said the detailing was much more in keeping with the building and that the scale of the elements was better. Mr. Migani agreed saying the project was going in the right direction for the aesthetics of the building and this allowed the mill building to stand as a prominent view. Mr. McCartney felt the issues with the garages had been addressed so they looked much better.

Mr. Thompson queried the inside corner. Mr. Grzywacz replied that it was flush now and would remain flush or at least no more than a 4” difference. The proposal is for a total of 15 units – 8 in the mill building and 7 in the marsh walk. Mr. Cunningham wondered if this building would be finished before the new buildings were started. Playing devil’s advocate, Mr. Thompson said if the new buildings were not built how much of the proposed site work would be done. Mr. Nault replied that the driveway would be installed around the building in some fashion. He also noted that a Certificate of Occupancy would not be issued until the entire septic system had been installed. Mr. Thompson asked when the next application would be filed. Mr. Nault replied this summer. Mr. Thompson wondered if site work would include the fire lane to the east and the courtyard. Mr. Grzywacz noted that the site details had not been included in this application but that these were items that would be completed. Mr. Nault thought if the project was not completed then he would have to come back for approval of a revised site plan. However, he added that there was no intention for this to be a stand-alone project but that the entire plan would be accomplished in phases. No-one spoke for or against the application. Later, during the regular meeting, during discussion, Mr. McCartney said the proposal was greatly improved. Mr. Cunningham agreed but said he would like to review the roof detail. Mr. Migani felt the Commission should see the height and spacing of the battens on the roof. Mr. Cunningham wanted an outline of the areas that had to be completed for the first phase. Mr. Migani thought this should include curb cuts, parking (what was visible from the street), site lighting, signage, landscaping and fencing. Mr. Migani then made a motion, seconded by Mr. McCartney, 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/or installation: a) a site plan outlining which items will be completed in phase 1 including locations and materials for site lighting, signage, landscaping, fencing, paving/walks, curb cuts, parking, and all other items visible from the public way; b) lighting types and locations on the building proper; c) final roof materials and details. 2) All composite side-wall and trim materials should be painted, as is typical within the historic district. 3) Subcommittee appointed is Reno Migani and William Thompson. The motion to approve was carried unanimously with Migani, McCartney, Smith 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. Thompson made a motion to accept the Minutes of 15th April, 2015. Mr. Cunningham seconded the motion and it was carried with 3 votes in favor. Mr. Migani abstained because he was not present at the April meeting and Mrs. Smith abstained because she was not serving on the Commission in April.

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

Certified Local Government Issues: There were no CLG issues to be discussed.

Correspondence: CT Trust for Historic Preservation’s newsletter “CT Preservation News” for May/June 2015; National Alliance of Preservation Commissions’ newsletter “The Alliance Review” for March/April 2015; monthly budget reports through 2/28 and 3/31/15.

Public Relations: No report.

Commission Openings: No report.

Approval of Bills: Mr. McCartney made a motion to approve the following bills: Shore Publishing, legal notice 4/15/15, \$43.62; Katharine Stewart, secretarial services. Mr. Migani seconded the motion and it was carried unanimously.

Unfinished Certificates of Appropriateness: 1) #709 The Market Place Emporia, 77 Whitfield, expires 4/20/16 – upgrade storefront/signage: As subcommittee for this project Mr. McCartney said he had received and approved catalogue cuts for the proposed transom windows and a to scale drawing of the alleyway, as required in the COA. He submitted copies of these documents for the file.

It was agreed that the following projects had been completed:-

#629 Pamela Harding, 280 Old Whitfield, expires 5/21/14 – renovations
#630 Bufalina, 1070 Boston Post Rd, expires 6/18/14 – fence, wood shed
#635 Pamela Harding, 280 Old Whitfield, expires 7/16/14 – generator
#639 First Congregational Church, 110 Broad, expires 7/16/14 – guttering
#668 William M. Thompson Family Trust, 28 South Fair, expires 3/18/15 – meter/front walk
#701 William Thompson, 265 Old Whitfield, expires 12/16/15 – new residence

The meeting was adjourned at 8:25p.m.

The next meeting of the Historic District Commission will be held on Wednesday 17th June, 2015 at 7:00p.m. in the Town Hall.

Respectfully submitted,

Katharine Stewart
Recording Secretary