

Approved Minutes 7/20/16

TOWN OF GUILFORD
Historic District Commission
Minutes – 15th June, 2016

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 15th June, 2016 at 7:00p.m. in the Town Hall with Chairman Ann Street presiding.

Present: John Cunningham, Ann Street and Alternate Michael Mancini. Reno Migani joined the meeting in progress (7:06p.m.). Excused: Randall McCartney and Susanna Smith. Absent: Alternate Michael Sulzbach.

PUBLIC HEARING

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

#738 - Women & Family Life Center, to install a picket fence on the south side of property located at 96 Fair Street, Assessor's Map 46, Lot 38A (Addendum I): Peggy Britt, Executive Director, Women & Family Life Center, was present. Ms. Britt said she had nothing to add to last month's presentation. Ms. Street stated that WFLC had negotiated with the neighbor on the south side to install a 6ft. high picket fence. No-one spoke for or against the application. Later, during the regular meeting, Mr. Migani made a motion, seconded by Mr. Cunningham, to approve the installation of the picket fence. Subcommittee appointed is John Cunningham. The motion to approve was carried unanimously with Cunningham, Migani and Alternate Mancini voting in favor.

#740 – Carolyn C. Marlowe, to reroof with architectural shingles a dwelling located at 37 Park Street, Assessor's Map 40, Lot 7: Robert Opel, representing Carolyn Marlowe, stated that he wished to replace red cedar roof shingles with architectural asphalt shingles. He added that the main, front portion of the house would be reroofed and possibly the left-hand side as well. Mr. Opel showed a sample of the roof shingle in a "mission brown" color. In response to a question, Mr. Opel said he would be removing the red cedar shingles, not roofing over them, and that he would be putting the ridge boards back in place. Ms. Street queried gutters. Mr. Opel replied that the existing wood gutters would remain. No-one spoke for or against the application. Later, during the regular meeting, Mr. Cunningham 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 Cunningham, Migani and Alternate Mancini voting in favor.

The Commission agreed to change the order of the agenda and take Item #742 next.

#742 - The Market Place Emporium, LLC, to install a bluestone patio with seating at the rear of property located at 77 Whitfield Street, Assessor's Map 39, Lot 91: Dee Jacobs stated that she had spoken to her subcommittee in March and had been told that she could install the rear patio. Subsequent to that the Commission had felt a new application was needed so Ms. Jacobs apologized for being before the Commission after the fact. She said she wished to have an old Guilford feel so bluestone was installed with seating. Ms. Jacobs added that she had not included string lighting in the application. There are two existing lamps which she felt would be sufficient lighting. If not, then temporary, not permanent, lighting would be strung among the shrubs in the planters. Ms. Jacobs mentioned that the patio would be used for some snow clearing during the winter time. Mr. Migani asked if bollards were required and Ms. Jacobs replied no. No-one spoke for or against the application. Later, during the regular meeting, Ms. Street said she always had concerns about approving projects in arrears because it was hard to make changes. She said the Commission should treat the application as though the project had not been carried out. Referring to Mr. Migani's question about bollards, Mr. Cunningham felt the planters would be sufficient to stop cars. He also thought the patio would be a nice addition and that it would take the public from the Green side to another side of the buildings. Ms. Street said perhaps the parking lot could be used for a street festival at some point. Mr. Cunningham thought the string lighting would be acceptable and Mr. Migani agreed as long as it was not permanent. Mr. Cunningham then made a motion, seconded by Mr. Migani, to approve the application as submitted. Subcommittee appointed is Randall McCartney. The motion to approve was carried unanimously with Cunningham, Migani and Alternate Mancini voting in favor.

The public hearing was adjourned at 7:25p.m.

REGULAR MEETING

Public Forum: 1) Fair Street Foundry Condominium Association – Informal discussion of roofing, skylight and gutter project: Gene Colonese stated that he was president of the Fair Street Foundry Condominium Association. Regarding the reroofing project, Mr. Colonese said two years ago a roof assessment and inspection was done. He introduced Doug Baldwin who has been property manager for 1½ years, saying he would oversee the project. Mr. Colonese also mentioned that the original architect, Peter Jackson, had been asked to design the work. He explained that he would be replacing the roof, skylights and gutters, noting that the structures had been reroofed in the 1990's. Ms. Street said she had discussed the issues with Mr. Colonese. At present there are three-tab shingles which will be replaced with architectural asphalt shingles. The skylights will be replaced in-kind but the existing "Yankee" guttering will be replaced with a conventional hanging guttering system and Ms. Street felt this required a Certificate of

Appropriateness application. Mr. Colonese showed a sample of the proposed roof shingles in light and dark gray colors. Mr. Baldwin noted that the Association had selected the darker color. Mr. Migani asked if the roof would be vented. Mr. Baldwin replied that it was vented now with 2” round soffit louvers and these would be replaced with 3” louvers. Mr. Migani recommended ridge venting and Mr. Baldwin said he would look into this. Mr. Cunningham asked about the gutters. Mr. Baldwin replied that they would be half round aluminum gutters.

The regular meeting was adjourned at 7:42p.m. and the public hearing was reopened.

PUBLIC HEARING

#741 – Thatcher A. Zuse and Amanda J. Page, to replace a fence, garage door, sign and to install fence post caps on driveway fence, all on property located at 72 Church Street,

Assessor’s Map 46, Lot 18: Mr. Migani recused himself due to conflict of interest. Ms. Street, who is related to Thatcher Zuse, said she had read the Town’s ethics code and found that it does not require neighbors or relatives to recuse themselves. She added that she would participate in the discussion of this application but would abstain from voting. Mr. Zuse stated that he would like to replace a driveway portion of the fence and showed several photographs of his possible fencing in white cedar (Exhibit #741-1[A-C]). Regarding fence post caps, Mr. Zuse said he would like copper but did not have documentation to show what these might look like. Ms. Street noted that the Commission did not have enough information on which to base a decision. She then queried the sign. Mr. Zuse replied that he was mandated by the State of Connecticut to have a sign and thought of doing something similar to the one across the road. Ms. Street suggested tabling this application until the Commission had sufficient information on which to base a decision. Regarding the sign, Mr. Cunningham said information should be provided on the materials, font design, dimensions, etc. No-one spoke for or against the application. Later, during the regular meeting, Ms. Street recommended tabling the garage door, sign and fence caps pending submission of more detailed information. Mr. Cunningham felt the fence was a big improvement and that it sat back from the road so it would not be very visible. Mr. Mancini made a motion, seconded by Mr. Cunningham, to approve the application with the following stipulations: 1) A double-sided tongue and groove cedar fence is approved. Any change to this must be reviewed with and approved by the subcommittee prior to purchase and installation. 2) Approval of the garage door, sign and fence post caps is tabled pending submission of more detailed information, no later than August 17, 2016. 3) Subcommittee appointed is Susanna Smith. The motion to approve was carried with Cunningham and Alternate Mancini voting in favor. Ms. Street abstained and Mr. Migani recused himself and did not take part in the discussion or vote on this application.

The public hearing was closed at 7:56p.m. and the regular meeting was reopened.

REGULAR MEETING

Approval of Minutes: Mr. Cunningham made a motion to accept the Minutes of 18th May, 2016. Mr. Migani seconded the motion and it was carried unanimously.

Correspondence: Monthly budget report through April 30, 2016.

Repair Historic District Identification Signs: Ms. Street showed photographs which she had taken of the various identification signs around town noting that there were two different kinds, one for the National Register Historic District and one for the Town Center Historic District. Ms. Street said if one was going to put up historic signs they should be clear and not confusing. She added that she had spoken to Katherine Freydenborg (Guilford Preservation Alliance) who had first asked who was responsible for the signs. Ms. Freydenborg has since moved on to another project and neither the GPA nor HDC has funding to repair the signs. Mr. Cunningham felt it was acceptable if the signs were just weathered but not if there was lettering missing. Ms. Street suggested that it could be a boy scout project to refurbish the signs. She thought that the signs were not helpful in providing information. Ms. Street said she would give copies of the photographs to Ms. Freydenborg and tell her the Commission would do more research.

Approval of Bills: Mr. Cunningham made a motion to approve the following bills: Shore Publishing, legal notice 5/18/16, \$32.43; Katharine Stewart, secretarial services. Mr. Migani seconded the motion and it was carried unanimously.

Discuss Rules, Guidelines and Limitations of an Historic District: Ms. Street circulated copies of an email from Mr. Migani listing possible topics for discussion. She suggested beginning to talk about what the Commission was trying to do. The mission of administering the district would be different to its end goals. She felt there was pretty good development in Guilford over time and adding in new buildings was as valid as protecting old ones. Ms. Street said this was not always the case in some districts. She asked how one would incorporate good examples of contemporary architecture - probably not by identifying styles. Buildings artificially made to look historic would not be a good representation. Deciding whether or not a building fitted with the existing collection was the challenge. How does one create something new that is compatible with 18th century buildings. Mr. Migani noted that the mindset of the public was an issue and he cited the saving of the Quonset hut at 20 Church Street. Mr. Migani said we had an evolving, changing downtown and preserving what was there now was the easy part but moving forward was difficult. Ms. Street felt creeping indifference to incremental changes was a problem. She also noted the problem of the Commission not being included in any emergency planning discussions. Part of the delay of demolition ordinance exempts public safety issues. The Commission briefly reviewed Mr. Migani's discussion topics. Ms. Street said Commission members could take the lead on various topics and come prepared with photographs, etc., to get the discussion started. She felt signage might not be a key issue because

businesses changed over time. Mr. Migani said he would like to see consistency on the documentation provided for Certificates of Appropriateness and said he was concerned about the perception in the public eye.

Unfinished Certificates of Appropriateness: It was agreed that the following projects had been completed or never started:-

#661 Christ Episcopal Church, 11 Park, expires 2/18/15 – handrail (JC)

#679 Guilford Savings Bank, 1 Park, expires 7/15/15 – exterior alterations (JC)

#685 Guilford Savings Bank, 1 Park, expires 7/15/15 – new entry (JC)

#699 Peter Pflug/Laurie Casper, 158 Whitfield, expires 11/18/15 – exterior alterations (JC)

#730 Gloria Light, 55 Church, expires 1/18/17 – driveway (AS)

Mr. Migani made a motion to adjourn the meeting at 8:55p.m. Mr. Cunningham seconded the motion and it was carried unanimously.

The next meeting of the Historic District Commission will be held on Wednesday 20th July, 2016 at 7:00p.m. in the Town Hall.

Respectfully submitted,

Katharine Stewart
Recording Secretary