

Draft Minutes

TOWN OF GUILFORD
Historic District Commission
Minutes – 17th August, 2016

A public hearing and regular meeting of the Historic District Commission was held on Wednesday 17th August, 2016 at 7:00p.m. in the Town Hall with Vice-Chairman John Cunningham presiding.

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

PUBLIC HEARING

The meeting was called to order at 7:04p.m. Clerk Randall McCartney read the legal call of the meeting.

#744 - South Lane Bistro, to install a patio waiting area with seating, create enclosure with pergola adjacent to patio area for storage, and add exterior lighting, all on property located at 63 Whitfield Street, Assessor's Map 39, Lot 94 (Tabled from July 20, 2016): An email was received from architect William Thompson asking that this application be tabled a second time - to the September 21, 2016 meeting.

#746 - Peter W. Cowie, to install a fence on the northern property line of property located at 55 South Fair Street, Assessor's Map 32, Lot 62: Jennifer Cowie stated that the Horton Group had put up fencing on the south and west sides of her property and that she would like to continue this style of fencing approximately half way down her own property line. Mr. Cunningham noted that the fencing was white cedar 6ft. high with 5" posts. Regarding the length of the fencing, Mrs. Cowie said it would be brought up to an existing maple tree. Mrs. Smith queried a specific length and Mrs. Cowie replied approximately 60ft. which would extend just beyond her back deck. Mrs. Smith asked if the fence would be stained. Mrs. Cowie replied no, that it would be left to weather.

IN FAVOR: None

IN OPPOSITION:

A resident at 49 South Fair Street said he was not exactly opposed to the application but was concerned about the exact length of the fence and said that without documentation it was hard to visualize it. Mrs. Cowie replied that it would extend up to the large maple tree on her property which would be 60ft. from her rear property line.

Later, during the regular meeting, following brief discussion Mr. Migani made a motion, seconded by Mr. McCartney, to approve the application as submitted with the following stipulations: 1) The final length and location of the fence must be reviewed with and approved by the subcommittee prior to purchase and installation. 2) Subcommittee appointed is Randall McCartney. The motion to approve was carried with McCartney, Migani and Smith voting in favor.

#747 - Barbara L. Stuart, to pave a driveway with asphalt, oil and stone, on property located at 44 Fair Street Assessor's Map 39, Lot 21: Barbara Stuart showed photographs of her driveway on her iPhone. She explained that she had health problems and was prone to falling. Her existing driveway was uneven so she wished to replace it with asphalt, oil and stone. Mr. Cunningham asked if the driveway would have the same dimensions. Ms. Stuart replied yes, adding that it would be similar to the driveway at 84 Fair Street. Mr. Cunningham asked if the cobblestone apron would be retained. He felt this was in bad shape and if it was kept some of the cobblestone would need to be reset. Alternatively the new driveway could be brought to the finished side of the sidewalk. Ms. Stuart thought it would be retained. Mr. Cunningham asked the size of the gravel. Ms. Stuart replied that she had asked for the same gravel as 84 Fair Street.

IN FAVOR:

Winifred Seibert, 78 Fair Street, stated that she had been very pleased with how the driveway at 84 Fair Street had gone through the winter and she felt this was a good option.

IN OPPOSITION: None.

Later, during the regular meeting, Mrs. Smith made a motion, seconded by Mr. McCartney, to approve the application as submitted with the following stipulations: 1) The Commission recommends that the existing cobblestone apron be removed and that the chip seal be installed to the finished edge of the sidewalk. 2) Gravel size should be 3/8" – 1/4". 3) Subcommittee appointed is John Cunningham. The motion to approve was carried unanimously with McCartney, Migani and Smith voting in favor.

#748 – [After the Fact] St. George Church Corporation, to install propane gas tanks on property located at 33 Whitfield Street, Assessor's Map 39, Lot 97: Sue Weady stated that she was a trustee for St. George Church and had been asked to make tonight's presentation. Mrs. Weady said that a month ago the heating and air-conditioning had been replaced with a gas furnace but St. George had not realized that a Certificate of Appropriateness was needed so her application was after the fact. She circulated photographs of the area (Exhibit #748[1A&B]) and said she would be willing to install some kind of manageable barrier. Mrs. Weady asked for

advice on this. Mr. Cunningham felt the view from the north should be softened in a sort of ‘L’ shape and he suggested a type of yew planted 24” on center. No-one spoke for or against the application. Later, during the regular meeting, during discussion Mr. Cunningham suggested installing two pieces of plantings in a ‘U’ shape rather than an ‘L’. Mr. McCartney made a motion, seconded by Mrs. Smith, to approve the application as submitted with the following stipulations: 1) Screening should be installed on either end of the propane gas tanks, either lattice fencing or green material such as Taxus Hicksii, 24”-30”, planted 24” on center. 2) Subcommittee appointed is John Cunningham. The motion to approve was carried unanimously with McCartney, Migani and Smith voting in favor.

#749 - Jim Shanley, to reroof the main house, replace the windows in the family room, and replace two small decks, all on property located at 164 State Street, Assessor’s Map 46, Lot

128: Jim Shanley stated that he was representing the property owner. He presented a cover letter listing the scope of work (Exhibit #749[1A-C]) and circulated some photographs (Exhibit #749[2A-I]). An existing skylight in the roof will remain and the shingles will be 30-year architectural shingles. Mr. Shanley said there was rot everywhere and the roof was leaking so he would like to start work on this as soon as possible. Windows will be replaced on the back. He also mentioned that he had found a map showing that this property was not within the historic district. The Commission said this was inaccurate. Mr. Shanley said he would like to replace the privacy wall in-kind. Mr. Cunningham asked if anything was being done at the front of the house. Mr. Shanley replied that he would like to remove the columns. Mr. Cunningham explained that a separate application would have to be filed for the front of the house since it was not included in tonight’s application.

IN FAVOR:

Glenn Weston-Murphy, 155 State Street, said that the house was in a poor state of repair so he would support anything that would correct this.

IN OPPOSITION: None.

Later, during the regular meeting, during discussion Mr. Cunningham said the roof was being replaced-in-kind and the windows were not visible from the public street or way so no Certificate of Appropriateness was needed for this portion of the work. Mr. Migani added that the columns could not be removed now until it was known what the final plans for this area of the house would be. The Commission agreed that the fence was being replaced-in-kind so no COA would be needed. Mr. Migani made a motion, seconded by Mr. McCartney, that the roof replacement was in-kind and that the windows were not visible from the public street or way so no Certificate of Appropriateness was needed for this work. The Commission also understood that the fence would be replaced-in-kind so no COA would be needed. A separate COA

application with final drawings must be filed for any changes to the front of the house that are visible from the public street or way including, but not limited to, the removal of the existing columns. The motion was carried unanimously with McCartney, Migani and Smith voting in favor.

#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: Present were Ron Nault, Luchs Engineering, and property owner Ken Horton. Mr. Nault showed a site plan and indicated the existing Mill Building which was being renovated. He explained that potential buyers did not like having a garage that was not adjacent to their residence and so he was requesting to install a car port over the 9 parking spaces in the existing parking field adjacent to the Mill Building. Mr. Nault said this structure would be kept simple – a steel structure in its bones with measures taken to hide the steel. Roof color (slate grey) would be the same as on the Marsh Walk and it would look like a metal roof. Length would be approximately 30ft. Mr. Horton added that the structure could be wrapped with white trim or in other different ways. Mr. Cunningham asked if the roof would be flat. Mr. Nault replied no, that it would have a slight pitch. Mr. Migani queried lighting. Mr. Horton replied that there was existing lighting. Mr. Migani asked if there would be gutters. Mr. Horton replies yes, on the east side. Mr. Migani felt the structure would look more like a garden element but that he was concerned about the size of the columns and fascia. Mr. McCartney thought a concept drawing would be helpful.

IN FAVOR:

John Tarutis, 58 High Street, said he had been dealing with this whole project for a while but that the car port did not bother him. He said it would not affect him because he had tall arbor vitae on that side of his property and it would give him added privacy. Mr. Tarutis said his only concerns were drainage and snow load.

Jennifer Cowie, 55 South Fair Street, felt the car port would be more aesthetically pleasing than the parking spaces.

IN OPPOSITION:

A resident at 49 South Fair Street stated that he was in opposition. His concern was the materials which he felt were very important. He also said the design should have equal or more weight as to how it fitted into the historic neighborhood and that the sightline from the north was important

Elizabeth McCartney, 50 High Street, said she was opposed to this application. She stated that many neighbors did not have garages whereas the 66 High Street residents already had garages and just had to walk slightly further. Mrs. McCartney felt the Commission needed to see the

design before it could approve anything. She pointed out that there was already a massive building on the property, three more were being added and now an additional structure was being proposed. Mrs. McCartney felt the structure would look run down over time.

Later, during the regular meeting, during discussion Mr. Cunningham felt the public had brought up some good points that the Commission needed more detail. Mr. McCartney said he would like to see a mock-up with front and side views. He also would like some greening to soften the view down South Fair Street. Mr. Cunningham thought that might be hard to do. Mr. Migani said the Commission needed to see context and scale massing. Also drawing details of the fascia, column size, etc. Mrs. Smith wondered if the Commission had any preference on trim detail. Mr. McCartney felt the sightlines down South Fair Street were key and that white trim would draw one's eye. He thought if the columns were cedar this would blend in better than Azek. Mr. Migani said he would not want to have thin columns and that the fascia should be 8" – 12". Mr. Migani made a motion, seconded by Mr. McCartney, to continue this application to September 21, 2016 so more detailed information could be provided by the applicant. The motion to continue was carried with McCartney and Migani voting in favor. Mr. Cunningham and Mrs. Smith abstained. Mr. Migani agreed to convey the Commission's decision to the applicant.

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

REGULAR MEETING

Approval of Minutes: Mr. McCartney made a motion to accept the Minutes of 20th July, 2016 with the following correction: on page 3, in the first paragraph the eighth sentence should say "Mr. Migani *suggested* that one would not....." Mr. Migani seconded the motion and it was carried unanimously.

#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 (garage door, sign & fence post caps tabled from 6/15/16 – decision due 8/18/16): The applicant did not submit any of the additional documentation requested by the Commission on which it could base a decision. Therefore, Mr. McCartney made a motion to deny without prejudice the application to replace the garage door, sign, and install fence post caps because the Commission had insufficient information on which to base a decision. Mrs. Smith seconded the motion and it was carried with McCartney, Migani and Smith voting in favor.

Public Forum: None.

Correspondence: Connecticut Trust for Historic Preservation’s newsletter “CT Preservation News” for July/August 2016; letter from Amy Goldfarb, 49 South Fair Street, requesting a discussion of the lighting installed at 66 High Street.

Mr. Migani said he had spoken to the developer of 66 High Street today about the lighting and believed obscured vision glass was being researched. He added that the fixtures and lumens were installed as approved. Mr. Cunningham checked the lighting plan and agreed that the lighting that was installed was what was shown on the plan. Mr. Migani suggested that the lens could be changed and that there were various options for this. He said he had asked for a one fixture mock-up and had also asked about having the lighting on a timer.

Public Relations: No report.

Discuss Rules, Guidelines and Limitations of an Historic District: Tabled.

Approval of Bills: Mr. McCartney made a motion to approve the following bills: Shore Publishing, legal notice 7/20/16, \$42.18; Katharine Stewart, secretarial services. Mrs. Smith seconded the motion and it was carried unanimously.

Unfinished Certificates of Appropriateness: Tabled.

The meeting was adjourned at 8:35p.m.

The next meeting of the Historic District Commission will be held on Wednesday 21st September, 2016 at 7:00p.m. at the **Guilford Community Center.**

Respectfully submitted,

Katharine Stewart
Recording Secretary