MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JANUARY 18, 2011 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

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| Members Present: | Nado, Vaughn, Cole |
| Alternates Present: | None |
| Staff: | Quinn, Galetta |

Chairman Nado called the meeting to order at 7:05 p.m. There was no Call read because each hearing was a continuation.

I. PUBLIC HEARINGS

HDC 10-58 – 62 West Main Street; Albert M. Razzano, owner/applicant; Replace windows. PIN #261918305854 – Continued

Albert Razzano, owner of 62 West Main Street, presented to the Commission regarding replacing the existing windows in his home. He provided photographs of the current windows on the sides and front of the house. The proposed windows are Andersen Woodwright Series, 12 over 12, true divided lites. They are not available at a typical "big box" store and need to be custom made. It will be a replacement window with a replacement sash. The existing trim on the house will remain. The windows will not change size. In total 8 windows will be replaced. The Commission had concerns that replacing the windows will change the look of the house. The subject property is very close to the public way. The windows will have a very significant impact to the look of the house particularly because it is so close to the road.

The following exhibits were presented:

- Photographs
- Andersen window brochure

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:30 p.m.

HDC 10-62 – 84 High Street; Eleanor Wenderoth, owner/applicant; Trim. PIN #261918303478 – Continued

Charles Wenderoth presented to the Commission for Eleanor Wenderoth, owner of 84 High Street. The Commission previously approved a COA to re-side the house using Hardie-plank siding. The applicant is now proposing to use painted Azek trim in lieu of wood trim. Wenderoth stated that during the previous application the Commission was in favor of wood trim. He is not happy with the current wood products available on the market and he has talked with local contractors about using Azek trim in the Historic District. The applicant presented a mark-up of painted wooden trim and painted Azek trim. From a sustainability stand point he feels that Azek will hold up better than wood. At the request of the Commission he has prepared drawings and photographs for review. The Azek trim will be used in a number of places on the house including the windows and sills. Trim on the east side of the house and the lower corner boards is deteriorated. The applicant is planning to completely remove and replace the trim. The

Commission had concerns with the applicant's proposal. The use of Azek for this project is not the real concern for the Commission. The real issue is the wholesale loss of the artifact that will occur by removing and replacing the trim entirely.

The following exhibits were presented:

- Drawings
- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:47 p.m.

HDC 10-65 – 16 Fort Rachel Place; BLP Marine, LLC, owner; Peter J. Springsteel, applicant; Relocation of existing dwelling. PIN #261806392084 – Continued

Architect Peter Springsteel presented to the Commission for BLP Marine, LLC owner of 16 Fort Rachel Place. They are proposing to move a structure from one parcel to another within the Historic District. The structure is currently on the Fort Rachel Marina property very close to the road. The proposal is to move the house to a vacant parcel on Fort Rachel Place. The applicant presented photographs of the existing structure that they are proposing to move along with photographs of surrounding properties, some that are vacant and some that have structures. The footprint of the existing structure will remain. A loose gravel driveway will be added with a drive-under garage. A stone retaining wall will be added for the garage. There is no change to the front elevation of the building. There is some evidence of rot on the front sills which will be replaced when the structure is moved. Wood will be patched in and a water table added. The post & beam house was built in the early 1800's, approximately 1806. The current foundation is stone with concrete poured over. Thin brick with mortar will be added to the front and the foundation to lend a real brick look. The windows will be a wooden Brosco window with divided lites. Energy glass will be used with storms over. A window on the north façade will be replaced completely. The plan is to keep most materials that currently exist and/or replace like for like. The garage doors will be set flush with the trim. The Commission had some concerns with the view of the driveway and garage doors. The feeling is that two garage doors is a more modern feature. It would carry well to be able to bring the grade out. Alternatively, changing to one garage door would lessen the effect of the garage. An additional walk through door could be added. The Commission had a concern with the elevation of the house. The owners of the property indicated that there are flood elevation issues that need to be considered. The applicant requested a continuance to make revisions to the plans.

The public hearing closed at 8:05 p.m.

Chairman Nado closed the public hearings at 8:06 p.m.

## II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 10-58 – 62 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Vaughn, seconded by Cole, 1 in favor (Cole), 2 opposed. Motion denied.

HDC 10-62 – 84 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Vaughn, seconded by Cole, 0 in favor, 3 opposed. Motion denied.

HDC 10-65 – 16 Fort Rachel Place

MOTION: To continue the hearing to the next regularly scheduled public hearing.

Motion made by Vaughn, seconded by Cole, so voted unanimously.

III. PRE-APPLICATION HEARINGS

Susan Pochal, POA for Margaret Smith the owner of 148 High Street, appeared before the Commission to propose replacing the roof and shingles on the house and garage. Currently the roof is leaking and causing interior damage. The flat roofs will also be replaced. The existing shingles are cedar. They will be replaced with Certainteed Landmark, 30-year architecturals in Granite grey.

Architect Peter Springsteel appeared before the Commission regarding 158 High Street owned by Kenneth and Patricia Neal. He is proposing an addition to the rear of the house. There is an overhang that they will fill with a new window and in-filled area. He reviewed drawings that provided the view from road. There is an existing deck on which the railings will be changed. There is a wood shingled roof that will remain. The in-filled piece will have the corner boards removed and replaced with wood.

Dan Meiser, owner of 11 & 13 Water Street, and Architect Michael McKinley appeared before the Commission regarding renovations to the property for use as a restaurant. The main building sits on 13 Water Street. The two lots will be merged to enable the owner to expand as needed to develop the kind of restaurant he desires. The applicant has taken the Commission's comments into consideration along with additional design concepts and prepared revised drawings for review. The remaining items discussed are as follows: 1) As requested, the Commission was provided with views of the south elevation to measure the visible impact to the existing building. The north elevation had been drawn and reviewed previously. 2) Initially a large portion of the deck which wrapped around building had been retained. Everyone was in agreement that this was not a good restaurant design. Instead the building was brought as far back as possible and the front was extended for outdoor patio seating. 3) The design has been developed further to show the window treatment. Rather than being brought out it has been recessed and it turns in on itself so that it doesn't have an overly modern look. 4) Further discussions with the Town have brought to light the fact that both male and female accessible toilet rooms will be required. They have been able to make this work in the design. Additionally, moving the accessibility ramp to the north side has lessened the impact of this feature to the design. The door associated with it has obviously been moved as well. The planned larger addition to the north which will be the dining room has taken on a more utilitarian look rather than a historic look. The Commission had concerns with the way that the overall design fit together. The applicant suggested that a parapet in front of the flat roof as a design element that could be explored. In

addition, he suggested that a ribbon window in the addition may be a component that is too far removed from the windows of the existing structure. The existing structure has a cut stone foundation. The addition will have a parged foundation with some texture to give it an older look.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF December 21, 2010

MOTION: To approve the minutes of December 21, 2010

Motion made by Vaughn, seconded by Cole, so voted unanimously.

VI. OLD BUSINESS

Commission requested the status of a CD with information regarding historic window replacement. Staff will pursue with Architect Steve Young.

VII. NEW BUSINESS

1. Election of Officers

MOTION: To continue the election of officers to the next regularly scheduled meeting.

Motion made by Vaughn, seconded by Cole, so voted unanimously.

VIII. ADJOURNMENT

Motion to adjourn at 10:20 p.m. made by Vaughn, seconded by Cole, so voted unanimously.

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Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II