

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JULY 5, 2011 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Mitchell, Cole, Sarasin
Alternates Present: None
Staff: Vandenbosch, Galetta

Chairman Nado called the meeting to order at 7:01 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 11-22 – 27 Gravel Street; Michael Sarasin, owner/applicant; Siding. PIN #261918422097 – Continued

Commission member Michael Sarasin recused himself from the Commission to present a proposal to reside his garage with HardiePlank siding. The factory applied color will be light gray. The garage was built in the 1960 or 1970's. Due to sandblasting the existing cedar siding is in poor condition. The proposed siding will match the siding on the cottage. He is also replacing the trim on the garage with wood, like for like. The building is approximately 150' off Gravel Street.

The following exhibits were presented:

- Photographs
- HardiePlank siding color palette
- Plot plan

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 9:11 p.m.

HDC 11-24 – 31 Water Street; Randall's Wharf Co., LLC owner; Todd Brady, applicant; Railing. PIN #261918306046 00B1

Todd Brady presented to the Commission for Randall's Wharf Co., LLC, owners of an office building at 31 Water Street. They would like to install a two sided railing system to a ramp-type walkway on the building and the stairs to the side of the ramp. Railings are not required for the type of ramp that exists on the building; however, a new tenant has requested that rails are installed. The applicant is proposing a series of posts and a handrail attached to the posts. The plan is to make it as unobtrusive as possible. Staff stated that the purpose of the railings is not to meet the ADA requirements for handicap accessibility although they will have the ability to do so in the future. They are considering painting the rails.

The following exhibits were presented:

- Construction plan
- Photographs

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Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:10 p.m.

HDC 11-25 – 31 New London Road; Joshua T. Verraneault, owner; Chris Curran, applicant; Columns and lattice. PIN #261917201176

Chris Curran, of Curran Construction, presented to the Commission for Joshua Verraneault, owner of 31 New London Road to propose repairs to an existing porch. The damaged porch decking will be replaced like for like. The wooden columns and bases will be replaced with structural fiberglass that will be painted. The paint color will remain the same. The new caps and bases will be Roman Doric style to keep the porch profile the same. The existing railings will be reused. The lattice work currently has a diagonal grid, which will be replaced with a horizontal and vertical.

The following exhibits were presented:

- Photographs
- Column details and dimensions

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:16 p.m.

HDC 11-26 – 6 Bank Street; Mark A. Masterjoseph, owner; Advanced Improvements, LLC, applicant; Siding. PIN #261918316024

David Preka from Advanced Improvements, LLC presented to the Commission for Mark Masterjoseph, owner of 6 Bank Street. He is proposing to remove existing cedar shake siding and replace it with Certainteed Cedar Impression siding in a matching color. The existing siding on the house has several layers that will be removed. Cornerboards can be installed and the trim will be restored and painted. The contractor is proposing a 6" exposure for the new siding while currently the house has an approximate 8" exposure. Trim is ¾" baseboard on the window which was added at some point after the shingles. The Commission is concerned with preserving the architectural details of the structure which cannot be duplicated with the proposed siding. The Commission feels that this is a very prominent structure in the district. They requested a picture of the front of the house prior to making a decision on the application. The applicant requested a continuance to the next scheduled meeting.

The public hearing closed at 7:37 p.m.

HDC 11-27 – 245 High Street; Karen S. Bronk, owner; Robert Mercer, applicant; Addition and garage. PIN #261918321028

Architect Bill Bertsche presented to the Commission regarding 245 High Street, owned by Karen Bronk. The proposal is for an addition to the family room plus a master bedroom. The goal is to keep the addition so that it looks like a legitimate design that might have been added to the main house if the builder had desired to do so. They are also planning to build a detached garage in place of the existing attached garage. They have tried to match the detailing of the windows; however, a Brosco double-hung true

lite window will not meet hurricane code requirements. The only window that will accomplish this is a casement window. Additionally, double-hung windows will not meet the requirements for egress; therefore, a casement window that will be mullied to look like a double-hung window yet meet the egress requirements is proposed. The plan is to use an Anderson Eagle aluminum clad modern divided lite window for the bedroom in the back. Although they are not planning to replace any windows, they will need to remove windows to open up the structure. The applicant and the Commission discussed the proposed windows and their installation. Materials for the addition will be painted clapboard, asphalt shingles and two over two Andersen windows. The foundation will be a real brick veneer to match the existing foundation. The exterior will be a combination of clapboard and red cedar shingles. There are no changes planned for the main structure and materials for the addition will be matched to the existing. Ridge vents are not needed. To address concerns about the massing the roof on the open porch has been changed from a hip-roof to a gable which lowered the ridge. The garage design has been changed to read like a barn-type structure. It has also been rotated the plot plan, to get cars off the street, and made narrower. An existing porch on the house will be removed in order to add a new porch with the addition. There is also a garden shed on the property which the architects are recommending the homeowner remove. An existing stone wall will be removed and rebuilt on another section of the property using similar stone. The driveway will be asphalt and gravel. The Commission is still concerned with the massing on the back. They feel that the addition still competes too much with the main body of the house. Another area of concern is the rear entrance. The gable roof has a more formal read to it and it is felt that the rear entrance should be somewhat utilitarian. On this particular property the rear of the structure is very prominent from the public way. Windows are a concern for the Commission. They preferred the Brosco window over the Anderson Eagle window which lacks simplicity and has a built up look. With regard to the garage, the number of windows planned gives it a look of a living space rather than a barn. The Commission expressed its concern with the view from the public way and the impact of the massing from that vantage point. The Commission preferred the hip-roof for the rear porch.

The following exhibits were presented:

- Photographs
- Window & exterior door products
- Overhead door detail
- Scaled drawings

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:52 p.m.

HDC 11-28 – 18 Grove Avenue; Richard & Ellen Carey, owners/applicants; Windows. PIN #261914432149

Richard and Ellen Carey, owners of 18 Grove Avenue, presented to the Commission to propose replacing windows in their home. There is a small porch addition in the rear of the house that was added in 1990. The windows in the addition are two over two windows and smaller than those in the rest of the house. They would like to replace these with six over six windows that are more suitable for the house. The existing windows are Pella. The replacement windows are Anderson Eagle vinyl clad. The

proposal is only for replacement of the porch windows. The trim will remain the same. The addition is a distant and obstructed view from the public way.

The following exhibits were presented:

- Photographs
- Window information

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 9:06 p.m.

Chairman Nado closed the public hearing portion of the meeting at 9:11 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 11-22 – 27 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, 3 in favor, 1 abstention (Sarasin).
MOTION PASSED. Issued Certificate of Appropriateness #1808.

HDC 11-24 – 31 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1805.

HDC 11-25 – 31 New London Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1806.

HDC 11-26 – 6 Bank Street

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

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

HDC 11-27 – 245 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Sarasin, 2 in favor (Sarasin; Mitchell), 2 opposed (Nado; Cole). MOTION DENIED.

MOTION: To deny a Certificate of Appropriateness without prejudice.

Motion made by Sarasin, seconded by Mitchell, so voted unanimously.

HDC 11-28 – 18 Grove Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1807.

Cole left the meeting at 9:25 p.m.

III. PRE-APPLICATION HEARINGS

Todd Brady, of Mystic, appeared before the Commission on behalf of Mystic-Noank Library located at 40 Library Street. The library has received an historic restoration grant from State of Connecticut. Some of the funds will be used to do work to the exterior of the building. Gutters will be replaced and the stained glass windows will be restored. The original windows were replaced in 1990 with double-hung rather than casement windows. The windows were originally full light, center hinged, pivoted windows. They were replaced with standard size casements and the openings were closed in. The casements have not held up well and the library would like to replace them. Their architect working on what type of window might be used to replace them. The hope is to restore the windows back to the original solid glass window installed into the existing masonry window. They propose using a single awning window that would look like the original. The windows will crank out from inside and screens will be on the inside. The window is a custom made Marvin brand clad oak window. The openings will be significantly enhanced and add 6” to the window. The Commission felt that the proposal will take the window back to what it originally looked like.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF June 7, 2011

MOTION: To approve the minutes of June 7, 2011

Motion made by Mitchell, seconded by Sarasin, so voted unanimously.

VI. OLD BUSINESS

Discussion of previous application for replacement windows at 57 Pearl Street.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

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Motion to adjourn at 10:08 p.m. made by Mitchell, seconded by Sarasin, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II