

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MARCH 20, 2012 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Sarasin, Cole, Mitchell
Alternates Present:
Absent: Vaughn, Somers
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 12-03 – 3 Water Street; Bank Square Realty Ltd, owner; Amy Rubin, applicant; Signage. PIN #261918308790 – Continued

Amy Rubin presented to the Commission regarding signage at 3 Water Street, owned by Bank Square Realty, Ltd., which will be the location of her barbershop. The name of the shop is Salty Dog Barber and Shave. A sign frame and a hanging, 2-sided panel currently exists on the property. The frame will be reused but the sides of the hanging panel will be refaced. The dimensions and shape of the sign will not be altered. “Walk-ins welcome” will be removed from the lower portion of the sign. The applicant is undecided about whether to hang the panel vertically or horizontally. Since the square footage is the same for either option, the Commission approved the application without specifics.

The following exhibits were presented:

- Sign graphic

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:08 p.m.

HDC 12-05 – 13 Water Street; Mystic Ledge Real Estate LLC, owner; Daniel Meiser, applicant; Decking & fencing. PIN #261918306223

Greg Fedus, of Fedus Engineering and Daniel Meiser, appeared before the Commission on behalf of 85th Day Restaurant Group, owners of The Oyster Club, which is located at 13 Water Street. They are proposing an outdoor seating area on the ledge at the rear of the property. The decking will be built to fit the contours of the landscaping and stepped as necessary to minimize deck height. A fence is proposed along the outside perimeter to close the area off to patrons because of safety concerns. From the level of the street only the fence will be visible. The intended height of the fence is approximately 42”. The plan is to install a rustic looking wooden fence. A separate staircase will be added that will be seen from the public way until it wraps around behind the building. There will be a pathway lined with crushed oyster shells. Required lightening will be addressed in a future public hearing. The Commission felt the impact to public way is minimal.

The following exhibits were presented:

- Photographs

- Fence & staircase designs
- Site plan drawings

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:34 p.m.

HDC 12-06 – 52 Pearl Street; Steven Young, owner/applicant; Addition & renovations. PIN #261914424737

Architect Steven Young, appeared before the Commission to propose a rear addition on his primary residence located at 52 Pearl Street. The house is currently sided with Grey stucco and fronted by a white columned porch. Currently there is a small addition on the back which he plans to renovate and enlarge. The applicant is proposing to keep the width of the addition the same but increase the depth and add a second story. The roof lines will be the same as the house but junior and stepped back. The side walls of the addition will be kept the same. The window sizes will also remain the same and have the same height; however, the applicant would prefer to use a 6 over 1 window to compliment but not copy the original structure. Additionally, the original sashes will be used on the new windows. The sill height is slightly higher on first floor. The windows of the original house are 6 over 6; therefore, as part of the renovation project the applicant will replace awning windows on the main structure with 6 over 6 windows. A 3-gang door unit will be added to the addition and gutters will be added to the entire house. The addition will be sided with HardiePlank clapboard in the color “light mist” and Azek trim will be used. The main house will remain stucco. The roof shingles proposed are GAF Timberline High Def in the color “charcoal”. The rolled edge roof will not be replicated on the addition but will be replaced with traditional fascia style on the entire structure. Roof shingles will match those on the addition. The Commission felt the addition proposal was very tastefully done. From a historical perspective the addition will be junior to the house. Also, using a 6 over 1 window will give the appearance of an addition that was done at a later time than the original house. The Commission determined that the impact to the district is minimal.

The following exhibits were presented:

- Elevation drawings
- Photographs
- Plot plan
- Window sample
- Shingle sample

Chairman Nado asked for comments in favor or against.

Craig & Amy Bush of 54 Pearl Street spoke in favor of the application. They have been waiting for a number of years to see improvements made to the property.

The public hearing closed at 7:42 p.m.

Chairman Nado closed the public hearing portion of the meeting at 8:35 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 12-03 – 3 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness #1833.

HDC 12-05 – 13 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 #1834.

HDC 12-06 – 52 Pearl Street

MOTION: To grant a Certificate of Appropriateness with modifications.

Motion made by Mitchell, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness #1835.

III. PRE-APPLICATION HEARINGS

William Middleton appeared before the Commission regarding 3 Fort Rachel Place, which is owned by Comet Holdings LLC. He is proposing to relocate a back entry door around to the Noank Road side of the structure. A portico entry will be added and an existing bubble awning will be removed. He also plans to add a porch and a door where double windows currently exist. This is a commercial structure which will require railings 42” high. The proposal for the porch also includes square columns, wooden steps and Ipe decking. The Commission prefers a solid deck such as a tongue and groove rather than something with a gap. The number of risers on the steps will determine railing requirements. Balusters will be required if a railing system is necessary. The Commission felt the proposal was a good one and appropriate to the structure. A dimensional drawing to scale was requested for the formal hearing. Additionally the Commission requested samples of the railing and porch columns.

Attorney Steven Karlson appeared before the Commission on behalf of Water Street Real Estate LLC owners of Fort Rachel Marina, which is located at 40-44 Water Street. He is proposing an illuminated sign so that potential customers will know that Fort Rachel is a commercial rather than a private marina. The owners prefer a sign that would be back lit but it could also be down lit. The proposed sign is aluminum. The Commission expressed a preference for the down lit sign as it is more in keeping with the historic district.

Attorney Steven Karlson also appeared before the Commission to represent 16 Fort Rachel Place, which is owned by BLP, Marine LLC. A structure was moved from Fort Rachel Marina to the vacant property at this location. The owners are now ready to move forward with the renovations for the building. The interior has been entirely gutted. During renovation they encountered a problem with the windows, which are not original to the structure. The windows have all been replaced at some point in time and now there is no flashing left. The windows must all be replaced; however, when they are replaced they must meet egress code. The applicant is proposing to replace all the windows with a Brosco or Green Mountain window. Additionally, it has been determined that the approved out-opening garage door is not going to work structurally. The owners are requesting a change to an overhead door with the look of an out-swinging barn door. The Commission felt that the applicant was going in the right direction with the proposals.

IV. PUBLIC COMMUNICATIONS

Commission members Mitchell and Cole went to Breakfast with Donovan, which was hosted by the CT Trust for Historic Preservation. They networked with Commissioners from other districts who are encountering some of the same issues with homeowners and architects that have recently been noted in Groton. It was a technically packed presentation with data and statistics to show the benefits of having historic district commissions in place to protect historic properties. The Connecticut Trust also offers course work to real estate agents that provide CEU's.

V. APPROVAL OF THE MINUTES OF March 6, 2012

MOTION: To approve the minutes of March 6, 2012

Motion made by Mitchell, seconded by Sarasin, 3 in favor, 1 abstention (Mitchell). Motion passed.

VI. OLD BUSINESS

The Commission discussed the addition and renovations being undertaken at 2 Clift Street as well as the demolition of the rear of the house. Staff reviewed the elevation drawing with Commission.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 9:26 p.m. made by Cole, seconded by Sarasin, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II