

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 21, 2015 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Everett
Alternates Present: Brewer, Levenson
Absent: Kimenker, Nault, Brady, Somers, Moriarty
Staff: Quinn, Galetta

Commissioner Everett called the meeting to order at 7:05 p.m.

MOTION: To nominate Everett as chairperson pro tem.

Motion made by Brewer seconded by Levenson, so voted unanimously.

Everett sat Levenson and Brewer as voting members.

MOTION: To waive the reading of the hearing procedure.

Motion made by Brewer seconded by Levenson, so voted unanimously.

Brewer read the call of the hearing.

I. PUBLIC HEARINGS

HDC 15-09 – 6 West Mystic Avenue; Samantha Farenden, owner; Peter Springsteel, applicant; Demolish and rebuild garage. PIN #261805199894

Architect Peter Springsteel presented to the Commission for Samantha Farenden owner of 6 West Mystic Avenue. The house is one of the “captains’ houses” along West Mystic Avenue and was built in 1852. The proposal is to demolish an existing garage/shed structure and replace it with a larger carriage house-style garage. The new structure will be 28’ x 30’ and will be set back farther from the street. However, the placement is still closer to the road than zoning regulations will allow and a variance is required from the Zoning Board of Appeals (ZBA). Since Wilbur Street is a secondary road and historically carriage houses were placed close to the street, the applicants are hopeful that the Commission will support their application to the ZBA. Currently the driveway material is asphalt and the applicants would like to continue the asphalt drive up to the new garage. Since the driveway is over 11’ wide it falls under the Commission’s jurisdiction and was added to the application. Springsteel reviewed the materials list and explained the details of the garage features for the Commission. The windows are double-hung, six over six, with simulated divided lights. The siding is batten board which will be painted white and the trim is PVC, also white. An overhead door system will be used for the garage doors. The roof will have architectural grade composition roof shingle in slate color.

The following exhibits were presented:

- Plot plan
- Photographs
- Site plan and elevations

Chairperson Everett asked for comments in favor or against the application and there were none. The public hearing was closed at 7:21 p.m.

HDC 15-10 – 15 Elm Street; Gates Realty Holdings LLC, owner; Russell Sergeant, applicant; Addition and renovations. PIN #261918206963

Architect Rusty Sergeant and Brian Gates, owner of 15 Elm Street, presented to the Commission to propose an addition and renovations to The Spicer Inn, which is currently undergoing minor renovations. Sergeant reviewed the previously approved renovations and upgrades. This application has five elements to it the largest of which is the addition of a woodshed. It will have a carriage house shape but be primarily utilitarian. It will be one and one-half story high with a cupola on the top. The existing wheelhouse will be removed and moved to the right to be used as the cupola on the woodshed. In addition, they are planning a new basement access that will reuse an existing back door and have a matching canopy detail of the lobby door. A connector/balcony to the woodshed will have a balustrade to match others on the structure and a new door will be placed at grade for handicap access. Added HVAC units on the south side of the building and will be enclosed with a 6' tall fence to allow the window sills to be preserved.

The following exhibits were presented:

- Photographs
- Architectural drawings

Chairperson Everett asked for comments in favor or against and there were none. The public hearing was closed at 7:39 p.m.

The public hearing portion of the meeting was closed at 7:40 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 15-09 – 6 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Levenson seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1986

HDC 15-10 – 15 Elm Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Levenson, so voted unanimously. Issued Certificate of Appropriateness #1987

III. PRE-APPLICATION HEARINGS

Matthew Ostrowski, of Creative Enclosures, LLC, appeared before the Commission on behalf of Arthur and Carole Glaser who own 225 Library Street. The

property falls within the historic district being the very last house included in the district. The homeowners would like to remove an existing solarium that dates back to the early 1990's and replace it with a conventional addition that will blend with the house. Currently the house has cedar clapboard siding, pine fascia and rakes, and Anderson casement windows. Material for the addition will be the same and the footprint will remain the same.

Staff noted that the original house was built in the mid 1980's and it is very difficult to see from New London Road even if all vegetation was destroyed.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF April 7, 2015

MOTION: To approve the minutes of April 7, 2015.

Motion made by Brewer, seconded by Levenson, so voted unanimously.

VI. OLD BUSINESS – None

VII. NEW BUSINESS

Commissioner Levenson noted that he will be out of the country and unable to attend the May 5, 2015 meeting.

VIII. ADJOURNMENT

Motion to adjourn at 7:50 p.m. made by Brewer, seconded by Levenson, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II