

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JUNE 17, 2008- 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: C. Nado, R. Seager, N. Mitchell, E. Cole
Alternates Present: None
Staff: K. Quinn, L. Galetta

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

I. PUBLIC HEARINGS

HDC 08-23 – 61 West Main Street; Chelsea Groton Savings Bank, owner; Bill McNeil, applicant; Add original window, original freeze, corner and gutters to existing structure. PIN #261918305771

David Preka presented to the Commission for Chelsea Groton Savings Bank. He discussed restoration plans for the Federal style building. Corner boards will be put on back of house. Plan is to replace original fan window to front gable. Commission asked about details of fan window and trim. Trim will match the front of building. No accurate drawing of fan window available for this presentation. Addition of the fan window to the building will be withdrawn from current application and presented at a later date.

Gutters were discussed. The drawing presented did not accurately reflect the gutters to be used. Drawing was changed to reflect the correct gutter style. Also noted on the drawing was the wooden cedar shingles and color to be used.

A Hurd brand window sample was presented to the Commission for feedback. Commission requested dimensions or a brochure for this style window. Window trim and application were discussed with applicant. Depth of window is a concern for the Commission. Muntons must be applied to the exterior of the window.

The following exhibits were presented:

- Plans and specs

HDC 08-24 – 15 New London Road; Lisa M. Rawding, owner; Michael Berg, applicant; Remove aluminum siding. PIN #261918208151

Architect Chuck Canavan presented to the Commission for Lisa Rawding. He visited the site with Michael Berg and removed the aluminum siding from the structure in several places. A photograph of the original corner boards and clapboard underneath the siding was then taken. Project will be done in stages.

The following exhibits were presented:

- Plans with attached photograph of structure

HDC 08-25 – 26 Pearl Street; Susan Crawford, owner/applicant; Add covered porch to back of house. PIN #261918411619

Susan Crawford presented to the Commission. She is proposing a simple porch with a shed roof. The porch will stop at the corner board. Shed roof will not interfere with the window trim above. New columns will match existing front porch columns. Architectural roof shingles will match existing shingles and cedar clapboard will match existing house.

In addition, the application will reflect the removal of an existing, non-functioning window on eastside of house to be replaced with clapboard.

The following exhibits were presented:

- Plans and specs
- 2 Photographs

Vince Yevoli said he was in favor of the project.

Chairman Nado closed the public hearings at 7:40 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 08-23 – 61 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by R. Seager, seconded by E. Cole, so voted unanimously. Issued Certificate of Appropriateness #1650.

HDC 08-24 – 15 New London Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by E. Cole, seconded by N. Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1651.

HDC 08-25 – 26 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by N. Mitchell, seconded by E. Cole, so voted unanimously. Issued Certificate of Appropriateness #1652.

III. PRE-APPLICATION HEARINGS

Vince Yevoli presented to the Commission regarding property at 8 Orchard Lane. He discussed replacing the windows, the addition of a French door in back of house and renovating an existing mud room. Most of the window sashes are either rotted out or painted. Anderson windows offer the option of custom made muntons. Photographs of the existing structure were reviewed and discussed by the Commission along with an architectural drawing of the proposed project. An Anderson window brochure of French door options was reviewed with the Commission. The idea of matching the door sashes to the window sashes was also discussed.

Mary Jo Schlachter represented Pierre and Maryse Wicker owners of 30 High Street. They are proposing the removal of existing windows and sliding door on one side of the house, which will reduce the number of windows and remove an access door. Windows and a sliding door on the view side of the house will be replaced like for like. The Commission reviewed photographs of the existing structure and drawings of the proposed project. Commission requested plans with dimensions and elevation specifics for the public hearing presentation.

Amelia Lord presented to the Commission for Stephene and Penny Lederer regarding their property at 10 West Mystic Avenue. The applicant is seeking approval for replacing existing columns like for like. Amelia presented a detail of the existing columns and reviewed it with the Commission. The new columns will be Permacast, made with fiberglass and painted. The Commission felt that any issue with the difference in the new columns and the existing ones is more esthetic rather than historic in nature.

Michael DiOrio owner of 30 Buttonwood Lane presented to the Commission. He would like to put a small addition on the existing Cape-style structure. The intent is to put all the living area on one floor level. The Commission reviewed drawings for a proposed 18' x 18' great room. Look will be the same from the front of the house. The Commission requested photographs of the existing house. Maintaining the look of a traditional Cape cod-style structure will be very important to the Commission. Also discussed was the possible addition of a single car garage.

Chuck Canavan represented to the Commission for GRVL, LLC, owners of the old Masonic Temple at 7 Gravel Street. He discussed the exterior finish for the building with the Commission. The owners propose to replicate the front stucco façade and take it around the corner. This way the original façade would be presented to the "street". They would also like to add a balcony to the structure. The Commission questioned how the addition of a balcony or portico will preserve and enhance the structure. The Commission is tasked with preserving the look of a Masonic Hall and the concern is that the proposed additions will make the structure look too residential. The addition of a deck in the back would be acceptable to the Commission. One option would be to leave the existing asbestos siding, as is, and simply paint it. Proposed side windows and their placement were discussed.

Peter Springsteele presented to the Commission along with Scott Beaulieu the prospective owner of 0 Library Street. Photographs of the site and drawings of a proposed 2-story gambrel structure were reviewed and discussed with the Commission. Various street views of the proposed structure were presented. The length of the structure and the roof line is a concern to the Commission. The Commission felt a broken roof line would work best. There were also concerns about the view of the house from Route 1.

Peter Springsteele represented Mystic Art Association owners of 9 Water Street. The Art Association would like to erect a fence to afford privacy to patrons holding private functions on the property. The Commission would not be in favor of a permanent 6' high fence.

IV. CORRESPONDENCE – NONE

V. APPROVAL OF THE MINUTES OF June 3, 2008

MOTION: To approve the minutes of June 3, 2008

Motion made by N. Mitchell, seconded by R. Seager, so voted unanimously.

VI. OLD BUSINESS

Staff updated the Commission regarding pending court cases.

VII. NEW BUSINESS

Commission made Staff aware of a granite marker on New London Road which has been disturbed. The concern is that it may be taken by someone. Staff said this would be the purview of Conn DOT so they will need to be notified.

Commission asked Staff for an update on the brochure. Kevin Quinn is waiting to hear from the State regarding when the grant for the brochure may be submitted. Until the State makes him aware of additional monies available for grants an application cannot be submitted. The process will be very seamless as the original application will just be reworded for phase two.

Commission and Staff discussed the need for additional commission members on the HDC and the best way to make interested parties aware of vacancies.

The Commission discussed 151 Clift Street with Staff. There is some concern regarding proposed future plans for the property and whether or not the owners know that they must present to the HDC before anything is started. Staff is aware of the plans and has already talked to RE agent.

VIII. ADJOURNMENT

Motion to adjourn at 10:05 p.m. made by R. Seager, seconded by N. Mitchell, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II