

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JULY 19, 2011 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Mitchell, Sarasin
Alternates Present: None
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:03 p.m. Mitchell read the Call of the Hearing.

I. PUBLIC HEARINGS

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

David Preka from Advanced Improvements LLC presented to the Commission for Mark Masterjoseph, owner of 6 Bank Street. He is proposing the removal of existing cedar shake siding on the house. The homeowner wants to replace it with CertainTeed cedar impression siding in a matching color. The existing siding on the house has several layers that will be removed. The trim was previously removed entirely from the windows including the sills and replaced with ¾” MDF baseboard on the window which was added at some point after the shingles. The baseboard trim will be removed and replaced with a vinyl trim. The shingles are currently 7” exposure, which will remain the same. The Commission is concerned with the size of the proposed shingles. The applicant provided additional photographs of the front of the house as requested by the Commission. He also provided a mark-up of the house with the proposed shingles attached. He will use solid piece corners. The existing siding will be removed down to the sheathing. The contractor did not know what is beneath the existing shingles. The trim on the house will remain the same but it will be restored and painted. Currently the windows are leaking and the siding is failing. The Commission felt the proposed siding will be detrimental to the house and the historic district, and they did not see the proposal as an enhancement to the property.

The following exhibits were presented:

- Photographs
- Cedar impression siding sample

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:32 p.m.

HDC 11-29 – 40 Library Street; Mystic-Noank Library, owner; Todd Brady, applicant; Replace windows. PIN #261918208890 E

Board Member Todd Brady presented to the Commission for Mystic-Noank Library owner of 40 Library Street. The library is finalizing the application for an historic restoration grant from State of Connecticut. Some of the funds will be used to do work to the exterior of the building. He is proposing the replacement of existing casement

windows. An addition was done 1989-1990 at which time the original casement windows were replaced. Those windows were full light, center pivot, oak windows which were badly deteriorated. They were replaced with standard size windows. Two on the upper floor were replaced with double awning windows and the others were replaced with double casement windows, which do not work well. They propose to replace all the windows with new, full width, single awning windows that will extend into the masonry openings. The proposed window is a Marvin clad-oak window. Marvin will not make an oak window unless it is clad. With regard to the stained glass, an expert recommends adding vented storms to protect the windows from temperature extremes. The venting is minimal and will be along the bottom of the window where it will not be seen. Screens will be added between the storms and the windows. The awning windows will also have screens on the interior.

The following exhibits were presented:

- Photographs
- Architectural drawings

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:45 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 for Karen S. Bronk, owner of 245 High Street. This property has an existing stone wall that is planned for removal and rebuilding on another section, using similar stone, and a garden shed that will be removed as well. The homeowner would like build an addition to the family room together with a master bedroom and bath. Additionally, a detached garage is planned in place of an existing attached garage. The garage has been reworked with the addition of a loft door and double awning windows. The garage will not have corner boards but there will be a hardwood door with metal hinges. An existing porch on the house will be removed in order to add a new porch with the addition. The porch will have a hip-roof rather than a gable roof. The driveway will remain the same width and the surface material will be asphalt and gravel. The house has a brick foundation and the addition will have a brick veneer to match the existing foundation. There are no changes planned for the main structure and materials for the addition will be matched to the existing. Although they are not planning to replace any windows, they will need to remove windows to open up the structure. The applicant presented four window choices for the addition. Two of the proposed windows are Brosco Single Pane, but one has an energy panel added. The remaining choices are a Green Mountain Window, which is wooden, with insulated glass, simulated muntin bars and spacer, and a Loewen aluminum clad window with insulated glass, simulated muntin bars and spacer. Nado is concerned with the projection of the addition off the back and the way in which it encroaches neighboring properties.

The following exhibits were presented:

- Photographs
- Architectural drawings
- Window and door product details

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:48 p.m.

HDC 11-31 – 15 Grove Avenue; Bruce Blye, owner/applicant; Replace shingles. PIN #261914430251

Bruce Blye owner of 15 Grove Avenue presented to the Commission to propose the replacement of existing roof shingles on his house. Currently there are white cedar shakes on the structure. He would like to use CertainTeed Grand Manor shingles in brownstone. The appearance is as close to the cedar shakes as the applicant could find. The Commission had concerns with the chamfered corners on the proposed shingles. They felt a simple square cut shingle would be more appropriate for the structure. The applicant requested a continuance to have an opportunity to find alternative shingle products.

The public hearing closed at 9:03 p.m.

Chairman Nado closed the public hearing portion of the meeting at 9:04 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 11-26 – 6 Bank Street

Commission concerned with lack of details or drawings provided for the presentation. The Commission also commented that details changed from the original public hearing.

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Sarasin, 0 in favor, 3 opposed. MOTION DENIED.

HDC 11-29 – 40 Library Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Sarasin, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1809.

HDC 11-27 – 245 High Street

Commissioner Nado was concerned with the massing of the addition on the rear of the house.

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Sarasin, 1 in favor (Mitchell), 1 opposed (Nado), 1 abstention (Sarasin). MOTION DENIED.

HDC 11-31 – 15 Grove Avenue

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

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

III. PRE-APPLICATION HEARINGS

Eric Burns, representing Jerome Properties 2-6, LLC, appeared before the Commission regarding property located at 2-6 West Main Street. He is requesting an extension for a previously approved HDC application with a COA that is scheduled to expire in December 2011. The project is the expansion of side deck and cover on the east and north sides of the building. The work will not be started or completed during this calendar year. Nothing is changing from the original application request. The Commission determined that an application may be filed for a public hearing at the next regularly scheduled meeting.

Eric Burns, representing Jerome Properties I, LLC, appeared before the Commission regarding property located at 23-25 West Main Street. The building currently houses Black Dog and Coopersmith. The COA issued for the original application has expired. An application for a vestibule and covered walkway was approved in 2005. The building was residential on the second floor at some point in history. They plan to restore it to residential use. At the time of application a covered walkway was required because it was the primary means of egress. Staff noted that the fire marshal should be consulted to determine if code has changed. They would like to get reapproved for the vestibule and covered walkway. The Commission stated that a new application is required and recommended a preapplication hearing.

Chris Zingas, the owner of 393 Noank Road, appeared before the Commission to propose removing the wooden clapboard siding on his house. The siding is damaged and he would like to replace it with HardiePlank. The trim will remain the same but it has rotted in some places. He is proposing to replace the rotted trim with Azek. The exposure will remain the same. The Commission expressed concern with the wholesale removal of the wood siding and would like the opportunity to view the house in its current condition. Another preliminary hearing was recommended for this applicant.

Bill Bertsche requested a chance to address the Commission with regard to 245 High Street. Commissioner Nado suggested that he do so as a preliminary hearing. Alternative design options were discussed.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF July 5, 2011

MOTION: To approve the minutes of July 5, 2011

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

VI. OLD BUSINESS

The Commission requested the status of 81 High Street. Staff will request that the town attorney contact Rod Desmarais' attorney.

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VII. NEW BUSINESS

Staff shared Mystic Streetscape Design elements with the Commission. There is a transformer behind main block and Gilbert Building. CL&P is requiring bollards and fencing to protect the transformers from snow when the area is plowed. The Commission recommended adding another bollard to wrap around and box the entire area. The fence will be made from eastern white cedar and is approximately 4' in height.

VIII. ADJOURNMENT

Motion to adjourn at 10:25 p.m. made by Sarasin, seconded by Nado, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II