

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
SEPTEMBER 20, 2011 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Mitchell, Sarasin, Cole
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:09 p.m. Mitchell read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 11-40 – 14 Fort Rachel Place; Michael Hardesty, owner; Erik Kudlis, applicant; Siding, modify COA #1798 & windows. PIN #261806392165 – Continued

Eric Kudlis, of Erik's Design Build, presented to the Commission for Michael Hardesty owner of 14 Fort Rachel Place. The applicant is requesting a COA for 3 items. The first item proposes the replacement of existing siding, which is a mixture of cedar and pine. It was painted approximately five years ago but the paint finish has not held up. The water table and parts of the siding have rotted. The applicant would like to use a Certainteed cement-board siding that is very durable, comes prefinished, and has a smooth or rough exterior finish. The owner has decided to use a smooth finish board. The look of building will not change at all and the existing rakes, soffits, and fascia's will remain. The applicant also submitted an additional picture of the north side which was previously requested by the Commission. The second item is the modification of a previously approved COA. When COA #1798 was issued the color of the perimeter box and skirts was noted and approved by the Commission as grey. Rather than use a monochrome grey palette the applicant would prefer to keep the trim white. Since the color will be painted on it does not fall under the purview of the Commission. The third item is to propose the replacement of 14 single pane windows with Andersen 200 Series windows to match the remaining 28 windows in the home. The owner would like to have a uniform look to the windows throughout the structure. The applicant stated that the property is not located on a well-traveled street and most of the surrounding homes do not have historically accurate features. The Commission is concerned about replacing the windows which would leave only the trim as original to the house. The windows are estimated to be 100 years old. The Commission feels that the house is close to the road and details such as the original windows are easy to detect. The Commission feels that a worthwhile alternative to replacing the windows would be to repair them. The windows proposed for replacement are all located in the older section of the home and the Commission feels that this portion of the house will be better served with preservation rather than replacement. Additionally, the district would be better served if at some point in the future all of the windows in the structure were replaced at the same time. The window chosen for and approved for whole scale replacement would probably be of a higher quality and caliber material than the Andersen 200 Series now being proposed. The applicant stated that the homeowner would rather remove the request to replace windows from the application.

The following exhibits were presented:

- Photographs
- Certainteed Product Catalogue
- Andersen 200 Series Brochure

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:35 p.m.

HDC 11-41 – 48 West Main Street (aka ½ Pearl Street); Madeline Joy et al, owner; Cindy McClelland, applicant; Signage & awning. PIN #261918308935

Phil Pavone presented to the Commission for Cindy McClelland who is proposing signage and an awning at ½ Pearl Street owned by Madeline Joy. The applicant is opening a woman's accessory shop at the former Good Hearted Bears location. She is requesting two signs and an awning for her store. The signs are painted with white and grey lettering on a purple background. A wrought iron bracket will hold a hanging sign and the other sign will be flat mounted on the building. Existing holes will be used for mounting. The applicant is also requesting permission to install a cloth-over awning to match an existing one on the building. There will be no metal or hood on the awning. The awning is black without printing. The Commission acknowledged that awnings are historic to the buildings in the district. Since the stores essentially mirror each other it makes sense to have awnings on both sides of the building.

The following exhibits were presented:

- Photographs
- Sign graphic
- Awning details

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:40 p.m.

HDC 11-42 – 5 Prospect Street; Barbara Pascoe, owner/applicant; Shingles. PIN #261805198814

Barbara Pascoe, owner of 5 Prospect Street, presented to the Commission to propose replacing the roof on her stand-alone garage. She plans to replace the rolled roof shingles with Certainteed Landmark Woodscape architectural shingles. The color will be black.

The following exhibits were presented:

- Shingle sample
- Photograph

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:45 p.m.

HDC 11-43 – 369 High Street; Eugene Brustolon, owner; Jane Lionelli, applicant; Shingles. PIN #261914332362

Chairman Charles Nado recused himself from this application. Jane Lionelli presented to the Commission for the owner of 369 High Street, Eugene Brustolon. The house currently has flat green 3-tab shingles. The applicant is proposing to replace them with 30-year Certainteed Landmark architectural shingles. The color of the shingles is black. The house was built in 1840. There will be no change to the back of the house. If a ridge vent is being added the Commission requests that it be continued along the entire roof all the way to the end.

The following exhibits were presented:

- Photographs
- Shingle brochure

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:51 p.m.

HDC 11-44 – 2 Clift Street; Adam Wronowski, owner; Robert Mercer, applicant; Addition & renovations. PIN #261918422080

Commissioner Michael Sarasin recused himself from the application. Bob Mercer and Bill Bertsche, of Mercer & Bertsche, presented to the Commission for Adam Wronowski, owner of 2 Clift Street. Historic photographs of the house were reviewed along with an A2 survey showing the property and location of existing structures. Applicants are proposing the addition of a front porch, expansion of the existing one-story additions in the back, the addition of a rear porch and an addition to an existing garage. The expansion will stay within the existing footprint in the rear. There are two window frames that are boarded and painted. The boards will be removed and the windows opened up. The stand-alone garage will have a 10' x 12' addition to add a work area. The doors will be changed out to a carriage-type door. The currently existing driveway will remain. A low brick wall with capstones on top will be rebuilt at 32" high and die-down to approximately 9". The capstones will remain on top and the wall will be mortared. The house has existing vinyl siding that will be removed. Wood clapboard will be installed to match the original siding. Red cedar will be used and it will match the original 4" exposure. If there is any existing clapboard it will be repaired or restored. The main house will have gutters repaired and restored while the addition gutters will be installed. The installed wooden shutters will be fully operable. The window casings, sash, trim, fascia, and soffits will be wooden. A Green Mountain window will be used in entire house. The existing windows are not original to the structure. With regard to the windows, the existing casings will not be removed, they will have insulated glass with wooden mutton bars on the inside and spacing bar and wooden mutton bars on outside. The column material may end up being composite rather than wood. Shingles will be asphalt. An existing chimney on the west side will be built up approximately 2' to meet building code. Entry into the basement will be a low profile Bilco-type steel bulkhead. The Commission noted that the main structure has a slate roof and the elements on the main structure should be maintained. The Commission also has some concerns with the volume of work being undertaken. The materials being used and the amount of time being put into the project is well noted, however, given the scope of the project this may be a hearing they will want to continue. Continuing the application would allow the Commissioners more time to visit the property independently and contemplate the changes being proposed. The Commission stated that the house does look better architecturally.

The following exhibits were presented:

- Photographs
- Architectural drawings
- Elevations
- Exterior door and window products

Chairman Nado asked for comments in favor or against.

Ann Ahamed, 29 Gravel Street spoke in favor of the project. She feels this is a huge improvement over what she has seen happen to the house over the last 25 years. Regarding the wall, she highly recommends that the wall be approved. It will be a great protection from water surges. Her property has a wall which has saved it from flooding during recent hurricanes.

Tim Jones stated that he and his wife live at 46 Pearl Street but they walk and drive by the property every day. The house is located on a corner lot that is very visible. They are excited about seeing it come alive again.

Dan Brannegan, 15 Gravel Street is also in favor of the project. He is glad the Commission understands the need for preservation. He stated the "Captains Row" view from across the river is in need of renovation. He thinks this is the right thing for the long term for the historic district. His house on Gravel St used to have walk out carpenter shop. As the street bed rose up, the property went lower. They have a sea wall that is 2' high and it has helped to keep their property protected while being below sea level.

The following neighbors submitted letters in support of the project that were read for the record:

Tom & Vickie LaFrance, 30 Pearl Street
Eileen & Neil Danaher, 6 Park Place
Mary Sommer & Barry Hogenauer, 9 Park Place

Chairman Nado closed the public hearing portion of the meeting at 8:48 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 11-40 – 14 Fort Rachel Place

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness # 1819.

HDC 11-41 – 48 West Main Street (aka ½ Pearl Street)

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Sarasin, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1820.

HDC 11-42 – 5 Prospect Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1821.

HDC 11-43 – 369 High Street

MOTION: To grant a Certificate of Appropriateness as stipulated.

Motion made by Sarasin, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1822.

HDC 11-44 – 2 Clift Street

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

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

III. PRE-APPLICATION HEARINGS – None

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF September 6, 2011

MOTION: To approve the minutes of September 6, 2011

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 9:10 p.m. made by Mitchell, seconded by Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II