

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 21, 2009 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Mitchell, Cole, Vaughn
Alternates Present: None
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing. Vaughn arrived at 7:10 p.m.

I. PUBLIC HEARINGS

HDC 09-10 – 43 Pearl Street; Victor & Susan DiPaglia, owners/applicants; Replace roof shingles. PIN #261914420593

Victor DiPaglia, owner of 43 Pearl Street, presented to the Commission regarding replacing his existing roof shingles. He would like use CertainTeed Carriage House Shingles in Colonial Slate with a stripe of Georgian Brick Red accent. The additional red stripe will be along the top row and go right up to the molding. He also proposes putting a diamond in the middle on the front of the house. The Commission had concerns about the proportions of the diamond to the roof and dormers. An additional application with a scaled drawing showing the diamond will be required.

Rick Ensminger of 21 Gravel Street spoke in favor of the application.

The following exhibits were presented:

- Photographs
- Drawing

Chairman Nado closed the public hearing at 7:23 p.m.

HDC 09-11 – 200 Clift Street; Lester D. Olin, Jr. Trust, owner; Lester Olin, applicant; Replace windows. PIN #261914228966

Les Olin of 200 Clift Street presented to the Commission. He is seeking permission to replace the existing windows in his home which are original to the structure. The storm windows will remain in place. He would like to use a Marvin tilt pack. It is an aluminum clad window with wood on the inside that comes in a variety of colors. The glass is low e argon filled and meets State of Connecticut energy star requirements. The muntins will be 7/8ths on the two over two windows.

The windows are 120 years old and the wood on them has rotted and the fit is a problem. The wind and air flow through even with the storms in place. The weight pockets are also an issue and trying to insulate them may cost him functionality of the windows. Using a replacement window will allow him to remove the weight and fill the cavity with insulation. Maintenance is a problem on the existing windows and using the Marvin clad wood will last a considerable amount of time and will be somewhat maintenance free.

The Commission had concerns about the proportions of the replacement windows. The sashes will be narrower than the storm windows and the look will be chunkier. It will not be as noticeable on this structure due to the fact that it sits 80-feet back from the street.

The Commission felt there are ways to make older windows energy efficient and their feeling is that they need to be attentive to the historical loss that occurs by replacing original windows. The issue is not removing and replacing the glass panes as much as it is the loss of the wooden windows.

The Commission also preferred the Bay window design with a flat roof. Mr. Olin presented a redesigned bay window that the Commission found acceptable. The Commission requested a materials list.

Mr. Olin requested a continuance of his application to allow him to research other window replacement alternatives.

Chairman Nado closed the public hearing at 8:12 p.m.

HDC 09-12 – 27 West Mystic Avenue; Richard & Carol Silva, owners/applicants; Replace roof shingles and chimney. PIN #261805284700

Richard & Carol Silva, owners of 27 West Mystic Avenue, appeared before the Commission to propose the replacement of existing roof shingles and chimney. The existing shingles are 3-tab and they intend to replace them with architectural shingles. The color is Olde English Pewter. The chimney will be replaced in the same shape, size, and height. The brick color used will be Antique Brick. They will reuse the existing chimney cap previously approved by the Commission.

The following exhibits were presented:

- Photographs
- Shingle color sample

Chairman Nado closed the public hearing at 8:17 p.m.

HDC 09-13 – 104 Library Street; Alexis Ane, owner/applicant; Add shed. PIN #261917202990

Applicant was not represented at the hearing.

Chairman Nado closed the public hearing at 8:18 p.m.

HDC 09-14 – 106 Library Street; Christopher & Deborah Pardue, owners/applicants; Install fence and pergola. PIN #261917213001

Chris Pardue owner of 106 Library Street appeared before the Commission. He would like to add a 72-inch privacy fence to his house which was built one year ago. The fence will run 38-feet long and be made from cedar. The total height of the fence to the top of the pergola will be 84-inches. The fence will be at ground level with a one-inch gap in the bottom. The Commission does not favor fences over 48 inches in height, however, several fences in the neighborhood are of the same height. Additionally the property is 100 feet back from the street

and presents a distant view. The Commission did not feel it would be a detriment to the historic district.

The following exhibits were presented:

- Photographs
- Fence brochure

Chairman Nado closed the public hearing at 8:33 p.m.

HDC 09-15 – 15 New London Road; Lisa M. Rawding, owner; Dominic Zeppieri, applicant; Windows and trim. PIN #261918208151

Dominic Zeppieri appeared before the Commission for Lisa Rawding owner of 15 New London Road. The presentation is to make modifications to a previously approved project. The new proposal is to install a 6-foot French door with two flanking windows rather than the four originally approved windows. The Commission was in favor of the proposal due to the fact that it was a distant view.

The following exhibits were presented:

- Drawing
- Photograph

Chairman Nado closed the public hearing at 8:43 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 09-10 – 43 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1692

HDC 09-11 – 200 Clift Street

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

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

HDC 09-12 – 27 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Vaughn, so voted unanimously. Issued Certificate of Appropriateness #1693

HDC 09-13 – 104 Library Street

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

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

HDC 09-14 – 106 Library Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1694

HDC 09-15 – 15 New London Road

MOTION: To grant a Certificate of Appropriateness, with stipulations

Motion made by Vaughn, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1695

III. PRE-APPLICATION HEARINGS

Larry Ritter, owner of 32 West Mystic Avenue is seeking to replace windows in his house. They are double hung, two over two windows and triple track storm windows. There are 23 original windows that he would like to replace with Anderson's that have inside screens. He plans to match the Anderson windows that were installed in the addition project approximately five years ago. He intends to remove the windows and trim completely as well as the storms. The Commission requested to know how distant the view from the district would be. The house is approximately 40 feet from the street. The Commission will visit the site individually.

Frank Colonese, President of The Power House Condominium Association at 15 ½ Water Street, appeared before the Commission to propose the addition of windows to the garage of the building. The existing openings have bars but are without glass. The Association would like to remove the bars and install glass windows. Commission had concerns that enclosing the openings make it look too much like a residence. The Commission felt that putting in more glass area and less sash area would keep the look of a utilitarian structure. The bars should be maintained as well. Additionally, the Association is considering painting a mural on the side of the building and is looking for feedback from the Commission. The Commission will need input from the Town Attorney to determine if it is in their purview to rule on a painted mural.

Cheryl Scammell appeared before the Commission. She is opening a new jewelry shop, Cee Cee's of Mystic, LLC, at 6 West Main Street. She is working with Cam at Finest Kind signs on the design of a hanging sign and a flat, front store name sign. She intends to reuse the hanging bracket from the previous occupant.

John McHugh presented to the Commission for Catherine McHugh. She is the owner of Catherine M located at 26 West Main Street. She is planning to install a flat store name sign with raised lettering. The Commission requested information on how the letters will be adhered to the building.

Cheryl Desmarais, owner of Drawbridge Ice Cream Shoppe, appeared before the Commission regarding signage. Her shop is recently expanded and is located at 2 & 4 West Main Street. She is planning to replace the existing hanging sign but will reuse the brackets. In addition to this, she will put a flat sign up at #2 West Main Street and at #4 West Main Street. The Commission requested photographs for the public hearing.

Clayton Hicks is considering building a home on property located at 15 Ice House Lane. He is looking for feedback on what might be considered an historic house design for the lot. Different house styles and sizes that might be appropriate for this location were discussed.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF April 7, 2009

MOTION: To approve the minutes of April 7, 2009

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

VI. OLD BUSINESS

Commission and Staff discussed the status of the skylights at 39 Pearl Street.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

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

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II