

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 15, 2008- 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: N. Mitchell, C. Nado, R. Seager, E. Cole, and K. Vaughn (7:09)
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 08-11- 38 Water Street; John and Virginia Carija, owners; Marie Carija, applicant; additions and restoration. PIN 261806394395

Marie Carija and a consultant, Bill Herman, presented to the Commission. Architectural plans were presented with construction specifications and dimensions. The distance from face of the garage to road will be 24' as shown on the plan.

A sample of architectural shingles was shown to the Commission. The Commission approved of the choice and requested that the color be noted on the plans then dated and initialed.

The awning mechanism will be on the inside of the building and the exterior painted to match the building. A photographic example was presented. In addition, a Sunflexx awning brochure was shown to the Commission as an example of how the awning will look mounted. Color of awning will be yellow & white striped. Dimension of awning when retracted is 4-5" sq. Length is 30'. It was noted on the plans, by initials and date that the mechanism will be on the inside of the house.

Sample photographs of the granite that is to be used on the stone wall were shown. It is old stone and very thick. Window muntins will be permanently affixed inside & out with 2" mahogany sills to exactly duplicate original house. The Commission questioned how the trim will be attached to the windows. Garage shingles will be red cedar. The side door is solid. The plan is to save as much old siding as possible. South elevation interior corner will be a square piece. Exposure of clapboard is 4" Commission was concerned with the ability to match and if the depth will be changed. The Commission requested the applicant to note on the plans, with initials and date, that all trim is to match the original trim and that all trim is to be wood.

The Commission stated that if during construction any changes are desired the applicants can come before the board again to propose the changes. They will not need to go thru the pre-application hearing process again.

The following exhibits were presented:

- Architectural Plans and Specs
- 2 Brochures
- 7 Photos

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

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 08-11 – 38 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by E. Cole , seconded by R. Seager , so voted unanimously. Issued Certificate of Appropriateness #1640

III. PRE-APPLICATION HEARINGS

Thomas J. Tramont, owner of 147 Noank Road presented to the Commission. He is seeking approval for an addition. He showed the Commission current photos of the house. The house was originally a cottage Greek revival that was rebuilt several years ago. Plans were presented of the proposed addition.

Discussion of doorways and trim on building including a covered walkway. Trim is shown as small pilasters which is not desirable. It was suggested that it would be better to do a trim board with a square column and detail could be put on the doorway because it's separated from the trim. Set back is 3-4'. Clapboards will be reused. Foundation will be stone. There is square, granite-dressed stone on current foundation. New foundation will be lower so field stone may be used. Commission commented that visibility of new foundation will be minor. Granite Belgium blocks would not be desirable, however, a brick-faced foundation would be appropriate.

The Commission asked for overall dimensions on plans including heights and specs on door. Cedar/wood trim will be used. The owner may be able to salvage wood from the trim that is removed. Roof shingles will be matched to what is currently on the house which is relatively new.

Larry J. Roit presented to the Commission for Wayside (Grace Bible) Chapel, owner of 171 Candlewood Road. This is a growing church with small children. Candlewood Road is well traveled by car traffic. The church would like to erect a gated fence on the property to make a 3 foot high fence for a 30' x 50' playground. It may be double-gated for lawn equipment to pass thru. The plan is for a straight picket fence to fit with the church and its history. Church is a country gothic structure. They would like approval to erect a wooden fence and paint it white. 4 types of picket fences were shown to the Commission, 3 cedars and 1 fir. A cedar fence would be more rot-resistant.

John Graves (Emerald Shield Properties, LLC), owner of 360 High Street, presented to the Commission. He brought pictures of a garage behind the house. Graves considers the garage to be unsalvageable. He is requesting to tear down the garage and rebuild it in the exact same

style, on the same footprint. His plan is to raze it entirely except for the back wall. The footings & granite are to be saved; possibly the granite can be reused.

The Commission stated that these are two separate issues. The first one is destroying an out building in the historic district. The other is building the new structure. The Commission must base the demolition decision with regard to the current building. K. Quinn stated that statutorily there is a mandatory 90-day waiting period from a decision to approve demolition before demo can be done. Commissioners asked the owner for permission to individually visit the property and inspect the building. The owner was advised that initially an application must be made to tear down a building in the historic district.

IV. CORRESPONDENCE

K. Quinn received a written request from Mystic Garden Club to allow them to begin replacing the flower boxes in Mystic. The garden club maintains all the boxes in the town. They are currently made of pressure-treated wood. The Club would like to replace them with cedar. The commission agreed to allow the boxes to be replaced with like for like.

V. APPROVAL OF THE MINUTES OF April 1, 2008

MOTION: To approve the minutes of April 1, 2008

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

VI. OLD BUSINESS

K. Quinn asked the Town attorney to contact Tom Collier to see if he still represents the owners of 39 Pearl Street on the matter of skylights and roofing.

VII. NEW BUSINESS

Chairman Nado requested the status on a flyer. K. Quinn stated that we are waiting for a grant application to come in. If money is available, the plan is to write a procedure on how to obtain a COA. The Commission stated that the two most important questions to people are: "Is the property located in the Historic District" and "What should they do about it if they are".

VIII. ADJOURNMENT

Motion to adjourn at 8:50 p.m. made by N. Mitchell, seconded by K. Vaughn, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II