

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

Members Present: C. Nado, R. Seager, E. Cole, K. Vaughn (7:10 p.m.)
Alternates Present: None
Staff: K. Quinn, L. Galetta

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

I. PUBLIC HEARINGS

HDC 08-30 – 23 Gravel Street; Robert C. Danaher, owner/applicant; Pave driveway. PIN #261918412990

Robert C. Danaher owner of 23 Gravel Street presented to the Commission. He is proposing the resurfacing of his driveway. He quoted from the HDC regulations with regard to surfacing driveways within the Historic District. He wants to pave using Ammonite or Macadam so that the surface will contrast with the color of Clift Street. It will appear bluish rather than as black top. He feels that a chipseal surface which is lighter in color will not go well with the color of his house. He would also like to change the dimensions of the current driveway as it goes toward the house but leave it the same at the road. His intention is to improve the look of the driveway and he is concerned about a gravel driveway and the weeds that currently grow there. The Commission had reservations about a paved driveway as well as the percentage of blacktop that would cover the driveway.

The following exhibits were presented:

- Photographs
- Sketch of driveway

HDC 08-39 – 168 High Street; Charles Perini, owners/applicant; Replace garage shingles. PIN #261918313365

Charles Perini, owner of 168 High Street, presented to the Commission regarding replacing shingles on an existing garage. The applicant presented a photograph of the garage and showed the Commission a sample of Timberline Architectural shingles in weatherwood color, which he plans to use.

The following exhibits were presented:

- Photograph
- Plot Plan
- Sample Architectural Shingle

HDC 08-40 – 24 West Main Street; Elizabeth Lawrence, owner/applicant; Change sign. PIN # 261918412001

State Lawrence presented to the Commission for Elizabeth Lawrence the owner/applicant of 24 West Main Street. She would like to change the signage change on her store Oska because of

a name change. To address the Commission's concerns that the lettering would blend in with the awning the applicants used a dark color background with light letters.

The following exhibits were presented:

- Computer Graphic

HDC 08-41 – 55 Pearl Street; James Castle, owner; Peter Springsteel, applicant; Porch addition, replace windows & add doors. PIN #261914422988

Peter Springsteel appeared before the Commission and requested that the hearing be continued to next meeting.

HDC 08-42 – 31 Steamboat Wharf; Lewis & Carolyn Beers, owners; Peter Springsteel, applicant; Door & window replacements and add awning. PIN #261918401742 0018

Peter Springsteel presented to the Commission for Lewis and Carolyn Beers, owners of 31 Steamboat Wharf. They are proposing the replacement of original single swing doors. They would like to take out the single doors and some windows and replace them with sliding glass doors. Springsteel reviewed an existing floor plan and the proposed plan. Photographs of the other units referred to were also reviewed with the Commission. The sliding doors will be like other units in the condo. They would also like to add an awning like the other beige awnings currently existing on other units in the condo. The condominium association would like to keep the awnings all the same color. Springsteel presented a swatch of fabric that the awning will be made from.

The following exhibits were presented:

- Floor Plans
- Sample Awning fabric
- Photographs

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 08-30 – 23 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

The Commission discussed why the driveway wasn't appropriate to the Historic District.

Motion made by K. Vaughn, seconded by R. Seager, (0 in favor, 4 opposed). Motion denied.

HDC 08-39 – 168 High 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 #1665

HDC 08-40 – 24 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 #1666

HDC 08-41 – 55 Pearl Street

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

Motion made by R. Seager, seconded by K. Vaughn, so voted unanimously.

HDC 08-42 – 31 Steamboat Wharf

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by R. Seager, seconded by K. Vaughn, so voted unanimously. Issued Certificate of Appropriateness #1667

III. PRE-APPLICATION HEARINGS

Michael Riley, owner of 16 Fort Rachel Place, appeared before the Commission looking for some guidance. He recently purchased the property and would like to build a house with an elevated design and porches. He used a drawing of a street plan to show the Commission where the subject property is and distributed a picture of the house design that he would like to work with. The Commission and Mr. Riley discussed the rhythm of the street, design of the house, porch additions, and window and door placement. The Commission had concerns about the elevation of the house and the massive appearance of the proposed design. He also had questions about building a retaining wall which the Commission felt they would need to see drawn up before commenting on.

Peter Springsteel appeared with Scott and Cheryl Beaulieu regarding 0 Library St. This is a rear lot on the upper end of Library Street near the end of the historic district and closer to the newer end of Library. Peter reviewed a new design for the house the Beaulieu's are proposing to build. The house will now appear as varying lengths and heights rather than linear as previously designed. The Commission questioned whether the house can be pushed back from the historic district to give it a smaller read from the street. The Commission felt the new design with its proposed massing was much improved from the L-shaped design previously submitted.

D. Zeppieri of Zeppieri Home Improvement Co. appeared before the Commission for the owner of 30 New London Road. He is proposing clapboarding the back and side of the house to match the existing front and side. The front and side are clapboard while the back and side are original board and batten. The owner has concerns with the wood being checked and with some leakage problems. The Commission felt that if the board and batten is replaced then, from a historical perspective, you are going in the wrong direction particularly when more than just the backside is involved.

Chris Pacheco, owner of 334 High Street, appeared before the Commission regarding installation of solar panels. He would like to install solar panels on the south side of the house which would make them visible from Clift Street. He is hoping to install five panels to be used for heating. Each panel is 4' x 8' which would cover the entire roof. Additionally, they are made of glass which would shine. The Commission had concerns about the precedent that may

be set by approving the installation. There were also concerns about the look from the street and the appropriateness to the structure.

Harold Lueck, owner of 4 Grove Street, appeared before the Commission regarding adding a dormer to the rear of his structure. The dormer may be slightly visible from Pearl Street. Additionally, he discussed the replacement of an existing hatch cover for the cellar entrance with a new design that will be made of tongue and groove. He would also like to build approximately 15 feet of stone wall made from existing stone on the property. The Commission questioned where on the property the wall would be located. Mr. Lueck also presented a proposed antique gate that he would like to install in the wall. His question for the Commission concerned what type of posts he should use for the gate. He also asked for Commission input with regard to pavers and gutters. Because of the size and quaintness of his house, the Commission felt that a chipseal or gravel-type such as clamshell would be more appropriate for a country look. The apron would generally have to be either concrete or bituminous. Regarding gutters, they do not require HDC approval when initially installed on the structure but would require approval when being replaced. Gutter materials were also discussed.

IV. CORRESPONDENCE

Chairman Nado made the Commission aware of the State of Connecticut Trust for Historic Preservation Seminar being held on Tuesday, September 16, 2008 in Norwich. The Commission members would all like to attend. The next regularly scheduled HDC meeting will be cancelled to allow members to attend this function.

V. APPROVAL OF THE MINUTES OF August 19, 2008

MOTION: To approve the minutes of August 19, 2008

Motion made by R. Seager, seconded by K. Vaughn, so voted unanimously.

VI. OLD BUSINESS

The Commission requested an update on the status of 39 Pearl Street. Staff told them the matter is going to court.

The Commission also discussed 23 Library Street. The Commission asked whether their concern about the carriage house being demolished has been resolved. Staff stated that the structure will not be torn down. The Commission suggested that Gretchen should come before the HDC to ask for a COA for the ordered demolition. Staff had the town attorney look at the demolition issue as well as the issue of the wall that needs to be resolved. The street file should be fully documented on these issues for any prospective buyers to research.

VII. NEW BUSINESS

Commission asked whether a COA was ever issued to Bank Square Books for a sign that is on the building adjacent to the bookstore. The file with the COA for the brick face can be researched to see if it was approved at that time.

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VIII. ADJOURNMENT

Motion to adjourn at 9:40 p.m. made by R. Seager, seconded by K. Vaughn, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II