

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

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

Chairman Nado called the meeting to order at 7:02 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 09-26 – 8 High Street; 8-10 High Street LLC, owner; Tobias Glaza, applicant; Fire escape. PIN #261806393788 – Continued

Tobias Glaza and Nathan Glaza owners of 8 High Street appeared before the Commission regarding the addition of a fire escape to their house. Frank C. Hilbert, Mystic Fire Chief/Fire Marshall, inspected their property in April and found them in violation of the State Fire Code. The applicants stated that this is a life safety issue and they would like to resolve it as quickly as possible because they are in violation. They are required to install a second means of egress in the structure and they are proposing a fire escape staircase. They have tried to incorporate the Commission's suggestions from previous meetings in their proposal. An upstairs window will need to be removed and replaced with a fire door. A landing on the staircase will allow room to navigate around cornices on the structure so they can remain intact. The Commission questioned whether the staircase would require a roof per the fire code. The Fire Marshall will review the proposal but it is being made to the Commission without a roof cover. The loss of windows was a concern for the Commission at previous meetings. The applicants have come up with a proposal that will eliminate as few windows in the structure as possible. Options for leaving a ground-floor window intact were discussed. The steel fire door was discussed. The Commission preferred a six-panel rather than a flat door, if one is manufactured. The staircase will be made from pressure treated wood. Details on the fire escape were discussed.

The following exhibits were presented:

- Architectural drawings
- Photographs

Charles Perini of Mystic stated that he has previously used a six-panel steel fire door and found it to be superior to a flat paneled one.

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

HDC 09-27 – 168 High Street; Charles & Nancy Perini, owners/applicants; Remove fence & replace shingles. PIN #261918313365.

Charles Perini, owner of 168 High Street, appeared before the Commission regarding the replacement of shingles on the main house. The shingles will be the same as those used on the carriage house: GAF Timberline, 30-year architectural, weatherwood color. The gutters may also need to be replaced. The Commission stated that the gutters may be replaced like for like.

If a change is made an additional application will need to be made. He is also seeking to remove an existing picket fence in order to install underground propane tanks. He does not plan to replace the fence in its current location.

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 7:41 p.m.

HDC 09-28 – 1 Water Street; Raymond & Donna Densmore Trust, owner; Michael S. McLaughlin, applicant; Replace windows and siding. PIN #261918308788

Michael McLaughlin appeared before the Commission on behalf of Water Street, LLC the current owner of 1 Water Street. The applicant is proposing the removal of the vinyl siding on the building in order to replace it with cedar clapboard. One exterior vent will be removed and sided over and another one will be replaced with a smaller gable vent. Work will commence on the back-side of the structure at the present time. The remaining three sides will be done at some time in the future. The windows on the south and east side will be replaced with Anderson windows. The existing windows have brick mold. The Commission had concerns about the removal of original sashes on the windows. The windows will not be replacement but rather the whole units will be replaced. The proposed windows will be dual-pane with applied muntons on the interior and the exterior. The Commission questioned whether there will be egress issues. The structure has traditionally been used as office space but may be used as living space in the future. However, a front and a back staircase currently exist in the structure. The windows and the trim were discussed. The Commission preferred Brosco or similar windows with sills attached and the applicant stated that the owner was amenable to using windows favored by the Commission. The photographic exhibits submitted only represented two sides of the building.

The following exhibits were presented:

- Photographs
- Work specifications

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:10 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 09-26 – 8 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1704.

HDC 09-27 – 168 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, so voted unanimously. Issued Certificate of Appropriateness #1705.

HDC 09-28 – 1 Water Street

Commission stipulated that the application is for work to be done on the south and east side of the building only.

MOTION: To grant a Certificate of Appropriateness with stipulations.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1706.

III. PRE-APPLICATION HEARINGS

Peter Springsteel appeared before the Commission concerning property located at 57 Pearl Street, owned by Soogie, LLC. Approval was previously granted for a porch addition, replacement windows and addition of doors. The owner would like to make a few changes from what was previously approved. Where the French door unit was approved to replace a window, they would like to leave the window and add the French door to the other side of the window. They would also like to remove an existing door and replace it with a six over six window. Additionally the owner would like to add more windows to the original façade. The Commission was not in favor of additional windows in the façade. The Commission discussed their concerns with the applicant that the porch roof was different from the submitted and approved drawings. The builder will be advised to fix the overhang on the porch.

Attorney Thomas Collier of Mystic appeared before the Commission for Christian Oates owner of 39 Pearl Street. Attorney Collier stated that there is an outstanding enforcement issue for roof skylights and shingle color. His client is exploring the possibility of a solar design for the roof that would cover the skylights. An architectural rendering of the structure with a photo-voltaic roof system on the north and south sides of the building was presented. The owner is of the opinion that on the south side the system would not be readily visible from the historic district. An added dormer on the north side would help elevate the array so that it would not be very visible from the district. The level of performance that Mr. Oates is trying to achieve is to take the house off the grid entirely. In order to do this he would need to install the photo-voltaic system on the north and south sides of the structure. The skylights would be made invisible by the addition of the system and Mr. Oates would agree to a stipulation to changing the color of the roof shingles that will remain visible. The property owner is hopeful that this would resolve the enforcement issue. The Commission stated that the property owner might consider installing a photo-voltaic system on the property rather than on the structure itself. The dormer was discussed. The Commission felt that the dormer was inappropriate as drawn and presented. The Commission also requested further specifics and details for the formal application.

Cathy McHugh appeared before the Commission for Westward Properties, LLC owner of 26 West Main Street. The owner will be replacing four large windows on the second floor, front of the structure with two smaller windows. A large side window will also be replaced. Window specifics were discussed and a scaled photographic representation of the windows was reviewed. The proposed windows will be vinyl clad with painted Azek trim. The Commission preferred an aluminum clad window. The trim and sill must be historic. The Commission requested a window brochure.

IV. PUBLIC COMMUNICATIONS

Staff discussed a memorandum from Matthew J. Davis, Manager of Planning Services regarding a zoning regulation amendment application received by OPDS regarding temporary event signs. The application was submitted on behalf of the Eastern Connecticut Association of Realtors, Inc. The planning department would like a comment from the Commission with regard to the application.

V. APPROVAL OF THE MINUTES OF July 7, 2009

MOTION: To approve the minutes of July 7, 2009

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 9:25 p.m. made by Mitchell, seconded by Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II