

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
OCTOBER 4, 2011 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Mitchell, Sarasin, Cole, Vaughn
Staff: Vandenbosch, Galetta

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

I. PUBLIC HEARINGS

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

Bob Mercer and Bill Bertsche, of Mercer & Bertsche, presented to the Commission for Adam Wronowski, owner of 2 Clift Street. The applicants are proposing additions and renovations to the subject property. They plan to remove an original Victorian-style porch and rebuild it in a style which they feel is more historically appropriate to the location. They also plan modifications to the existing rear additions and the addition of a rear porch. Additionally, a detached garage will be renovated to provide a workshop area. A low brick wall will be rebuilt at and capped. Since two presentations have been given to the Commission, Bertsche focused on the open issue of the roof. The upper roof of the main house is slate as well as the addition nearer to the street. The two buildings at the rear have architectural-style shingles. The slate roof is not original to the structure as evidenced by wood nails still remaining. There is a technical issue with replicating the current slate shingles in that they are too short for the appropriate overlap. Therefore, the applicants would like to propose using a CertainTeed-style Hatteras shingle in a color called Outer Banks. This will give the roof the look of slate. They feel the simple look of the shingle will go well with the details of the house.

The following exhibits were presented:

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

Chairman Nado asked for comments in favor or against.

Bob Danaher, 23 Gravel Street spoke in favor of the project. He feels the number of neighbors attending the meeting shows that they have vital interest in what is about to happen in their neighborhood.

Frank & Lynda MacLaughlin, 14 Pearl Street spoke in favor of the project. They have been neighbors of the Wronowski's for two years on Pearl Street. The Wronowski's have made improvements to their current home, which has benefited the neighborhood.

The MacLaughlin's are looking forward to seeing the improvements on the Clift Street house.

Joe Selinger, Old Mystic spoke as a friend and client of architects. He stated that they have done three projects for them and each one went through a process with tradeoffs between functionality and aesthetics. He feels that the architects really try to take into account the needs of the family and the needs of the neighborhood.

Dan Brannegan, 15 Gravel Street submitted a letter in support of the project that he read for the record.

Joan Butler, 38 Pearl Street spoke in favor of the project. She is a longtime neighbor who lives right around the corner from Clift Street. She has watched subject property deteriorate over the years and supports the proposed improvements. She is also happy to see children in the neighborhood.

Tim Jones and his wife Deb live at 46 Pearl Street. They enthusiastically support the project. They did the same type of renovations on their house but the project wasn't as big as this one. They feel good about what they did to their home and they also feel good about this proposal.

Neil & Eileen Danaher, 6 Park Place spoke in favor of the project. They have gone in and out of the house a number of times as well as when it was auctioned. They have reviewed the design and the plans for project and wholeheartedly endorse it. They feel it is an important project to improve the Captain's Row view from the street.

Jim & Jennifer Kimenker of 31 Gravel Street are in favor of the project. They completely changed their home when they gutted their property but they maintained the historic nature of the house. They expressed concern that the Commission is trying to conserve properties as they are. In New England the houses were always being changed. Kimenker is the past president of Mystic River Historical Society. In terms of historicity, it is important to keep houses appropriate to the neighborhood and to improve the neighborhood.

Bob Leeney, 1 Park Place spoke in favor of the project. He has lived in his home since 1962. He spent 7 years restoring his house. He feels the improvements on Clift Street would be good and he gave his approval for the presentation.

June & Brian Carroll, 21 Gravel Street submitted a letter in support of the project which was read into the record.

The Commission appreciated that the footprint was kept the same and that the eave defers to the main part of the house. Overall the project is a good plan that is going in the right direction. The Commission is concerned that some unique characteristics and the idiosyncrasy of the house are being changed unnecessarily such as the window arrangement and the L-shaped section closest to the river. It is evident that the applicants have been very thoughtful about the project and the structure is now in need of rehab. However, they should be concerned about where they are going with the project.

The public hearing closed at 7:57 p.m.

HDC 11-45 – 7½ West Mystic Avenue; James O'Brien & Patricia Dugan, owners/applicants; Replace roof, chimney cap, & skylights. PIN #261805292646

Jim O'Brien presented to the Commission regarding his home at 7½ West Mystic Avenue, which is a bungalow-style house. He is proposing to replace the existing beige brick chimney with a red brick chimney and cap. He is also planning to replace the roof shingles with a dimensional shingle that is a CertainTeed-style architectural. The color he would like to use is grey. Existing skylights were installed in 1977 to replace a bubble skylight. He would like to replace them with smaller ones. The Commission felt that the chimney replacement and roofing are required maintenance and that decreasing the skylight size was a step in the right direction.

The following exhibits were presented:

- Brick color
- Shingle samples
- Original COA
- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:06 p.m.

Chairman Nado closed the public hearing portion of the meeting at 8:07 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 11-44 – 2 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Vaughn, seconded by Mitchell, 3 in favor, 1 abstention (Sarasin), 1 opposed (Mitchell). Motion passed. Issued Certificate of Appropriateness #1823.

HDC 11-45 – 7½ West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness # 1824.

III. PRE-APPLICATION HEARINGS

Peter Barres, owner of 44 New London Road, appeared before the Commission regarding his 1841 Greek revival house build by Captain Asa Sawyer. He would like to add a small shed in his rear yard located behind an existing corn crib. The proposed shed is approximately 10' x 12'. The Commission was curious about the pitch of the roof. The gable end of the shed will face the house rather than the road. The placement of the shed should result in a far distant view from the public way. The Commission

requested photographs of the house and the distance from the road for the formal presentation.

IV. PUBLIC COMMUNICATIONS

Chairman Nado noted that he received a letter from the Town Clerk notifying him that Commissioner Sarasin had been reappointed to the Commission by the Town Council. His new term will expire December 31, 2015.

V. APPROVAL OF THE MINUTES OF September 20, 2011

MOTION: To approve the minutes of September 20, 2011

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 9:00 p.m. made by Mitchell, seconded by Cole, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II