

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
FEBRUARY 1, 2005 - 7:30 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: C. Nado, R. Seager, E. Cole
Members Absent: K. Vaughn, R. Keyes
Staff: K. Quinn, S. Discordia

Chairman Nado called the meeting to order at 7:40 p.m. Cole read the Call of the Hearing as it appearing in The Day.

PUBLIC HEARINGS

Public hearings opened at 7:43 p.m.

HDC 05-07 – 21 Gravel Street; Dennis Donahue, owner; Peter Springsteel Architect, LLC, applicant; for two story addition to rear of single family. PIN #261918412832

Peter Springsteel, the applicant, presented plans to the Commission of a proposed 1.5 story addition instead of the original 2 story to the front of the house. He showed how he dropped the roof down in the front of the house to make attic space. Mr. Springsteel went over elevations on the plans with the Commission. He showed the Commission different angles and views of the proposed structure. The applicant would like to use painted fiber cement clapboard in lieu of wooden clapboard and the addition will have traditional wooden shutters.

Chairman Nado asked for public comments and there were none.

The following exhibits were submitted:

- 9 Color photos
- 5 Building plans

HDC 05-08 – 3R Water Street; Jennifer Wtulich & Terriann DiCarlo, owners/applicant; for two signs near entrance and one near front door. PIN #261918308790

The owners discussed with the Commission location and dimensions of signs. The two signs out front by the street would replace the old. The dimensions are 48” high by 36” wide, which is just a little narrower than the old. The sign by the front door would be 28” high by 22” wide.

Chairman Nado asked for public comments and there were none.

The following exhibits were submitted:

- 2 Color photographs
- Dimensions and artwork of new sign

HDC 05-09 – 25 West Main Street; Jerome Properties LLC, owner; Eric Burns, applicant; for addition to existing vestibule. PIN # 261918401845

Seager stated there needed to be more detailed drawings including elevations and dimensions.

Chairman Nado asked the applicant to continue the hearing and bring in more detailed drawings with elevations.

The following exhibits were submitted:

- None

HDC 05-10 – 25 West Main Street; Jerome Properties LLC, owner; Eric Burns, applicant; for addition of a covered walkway for entrance to 2nd story apartment. PIN #261918401845

Chairman Nado had an issue with the covered walkway blocking the view of the other half of this historic building. Chairman Nado stated it was already cluttered in back and this new covered walkway may make it even more so.

The Commission requested the hearing be continued and more detailed, to scale drawings, including dimensions and elevations, be brought to the next hearing.

The following exhibits were submitted:

- None

HDC 05-11 – 24 ½ West Mystic Avenue; Charles Rousseau, owner/applicant; for two skylights on west side of roof. PIN #261805280409

Mr. Rousseau submitted a letter asking for a continuance of the public hearing.

The following exhibits were submitted:

- Letter requesting continuance of public hearing.

Public hearings closed at 8:40 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 05-07 – 21 Gravel Street

MOTION: To grant a Certificate of Appropriateness.

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

HDC 05-08 – 3R Water Street.

MOTION: To grant a Certificate of Appropriateness.

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

HDC 05-09 – 25 West Main Street

MOTION: To continue the public hearing for HDC 05-09 to the next regularly scheduled meeting.

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

HDC 05-10 – 25 West Main Street

MOTION: To continue the public hearing for HDC-05-10 to the next regularly scheduled meeting.

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

HDC 05-11 – 24 ½ West Mystic Avenue

MOTION: To continue the public hearing for HDC 05-11 to the next regularly scheduled meeting.

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

PRE-APPLICATION HEARINGS

Rob Warren, 18 New London Road, submitted pictures and his proposal to the Commission. The applicant would like to add a second story. Mr. Warren would like to increase pitch of addition to match main house as well. The applicant will take out the large windows in the addition and install two smaller windows, or one small window depending on the final dimensions.

Seager stated that the Greek revival homes in this area are typically longer. This proposal would actually bring the house closer to the historic standard.

Seager stated he would like to see detailed drawings including dimensions and materials including trim and windows.

The Commission recommended that the applicant come back for another preliminary.

Rod Desmairis, 18-22 West Main Street, went over with the Commission members what was discussed at the previous preliminary meeting. The Commission stated that the historic district is now made up of primarily 2-story, 1880's buildings, and this is the historical aspect that needs to be preserved at this time.

Mr. Desmairis presented pictures showing the scale and dimensions of neighboring buildings. Seager stated it was imperative to see an actual to scale drawing with the exact elevations of the proposed building and buildings next to it. Seager stated that there was never a 4-story building at 18-22 West Main Street. Mr. Desmairis stated that the previous building was a 3-story, but at a

4-story height. Mr. Desmairis stated that he could reduce the height of the proposed building to approximately 47 feet high. He went through different viewing angles of the proposed building. A discussion ensued regarding the 1924 building across the street from the proposed site. The Commission was in agreement that the 1924 building has a negative impact on the downtown area as there weren't any regulations in place at that time to protect the nature of the historic district. It was the Commission's statement that to put up another building with a negative impact is not going to balance the view, but disrupt the historic flow of downtown.

The Commission stated they would like to see a detailed, to scale drawing of the front façade of the proposed building with the buildings beside it to show the actual difference in height. The Commission agreed that it was difficult to "imagine" what the impact of the height of the proposed building would be without detailed, to scale drawings showing neighboring buildings as well.

The Commission suggested creating a façade looking like 2 or 3 buildings instead of one long one. This might reduce the size and mass of the proposed building. The Commission stated they would like to see a broken up roof line so it didn't look like one big massive block of a building sticking out in downtown Mystic.

Discussion continued over the back of the proposed building. The Commission suggested making the back look like 2 or 3 different buildings and making it look like different homes. Seager suggested that maybe the decks could be different on each part of the building.

Discussion over appropriate windows ensued. The Commission suggested different appropriate historical styles for 2 or 3 different front facades.

CORRESPONDENCE

Seager submitted correspondence that will be distributed at the next meeting.

MINUTES

MOTION: To approve the minutes of January 18, 2005

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

OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT

Motion to adjourn at 10:34 p.m. made by Seager, seconded by Cole, so voted unanimously.

Respectfully submitted,

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Elaine Cole, Secretary