

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JULY 6, 2004 - 7:30 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: R. Keyes, C. Nado, E. Cole
Members Absent: R. Seager, A. German, K. Vaughn
Staff: K. Quinn, J. Vislosky

Chairman Nado called the meeting to order at 7:31 p.m. Keyes read the Call of the Hearing as it appeared in The Day. Cole was appointed a voting member.

PUBLIC HEARINGS

Public hearings opened at 7:32 p.m.

HDC 04-25 – 6½ Fort Rachel Place; Irene Fontane, owner; for installation of replacement windows. PIN #261806392490 – continuation

Irene Fontane reviewed photos of the house and a sample window with exterior muntins. All 12 windows will be replaced; ten are 6 over 1 and two are 8 over 1. All trim will remain. The Commission noted that quite a bit of glass would be lost because the trim and window will create a larger frame. The Commission appreciated Fontane's efforts in finding vinyl replacement windows with exterior muntins.

Chairman Nado asked for public comments.

Connie Readett, 10 New London Road, was in favor of the windows and saving energy.

The following exhibits were submitted:

- Four photos
- Window brochure

HDC 04-29 – 6 Fort Rachel Place; Rose Corbett Gordon, owner/applicant; for construction of shed. PIN #261806393415 - continuation

Staff noted that the application was withdrawn. A letter is in the file.

HDC 04-30 – 10 New London Road; David and Connie Readett, owners/applicants; for installation of gate. PIN #261918300268

Connie and David Readett reviewed photos of the house. The wood, double gate across the driveway will match and be at the same height as the existing picket fence.

Chairman Nado asked for public comments.

Irene Fontane, 6½ Fort Rachel Place, spoke in favor of the application.

The following exhibit was submitted:

- One sheet of two photos

Public hearings closed at 7:50 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 04-25 – 6½ Fort Rachel Place

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 04-29 – 6 Fort Rachel Place – application withdrawn

HDC 04-30 – 10 New London Road

MOTION: To grant a Certificate of Appropriateness as submitted.

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

PRE-APPLICATION HEARINGS

Phil Pavone, 5 Pearl Street, reviewed photos of existing garage doors noting he wants to replace three garage doors on two garages. He was thinking of aluminum doors with raised panels without windows. The Commission requested additional photos of the house and the garages from the street. Based on the information provided, it appears the raised panel doors might be too fancy for the garages. Flat panes might be more appropriate.

Robert Georgens, 3 Elm Street, reviewed a site plan and photos of the house that needs a new roof, siding and windows. He was considering vinyl shakes for the siding that mimics the look of wood. Existing trim will remain, but vinyl cornerboards and trim boards of the same siding color would be installed where necessary to maintain the same look. The Commission noted they would need to know the color of the siding. Discussion continued on the use of vinyl coated aluminum around window frames. Storm windows will be removed. There is a mix of windows on the house and not all of them have muntins. He is proposing that all the new windows have muntins between the glass for consistency. Discussion continued on the Commission's preference of exterior muntins, the realistic life of exterior muntins, and shadow lines. The Commissions suggested another preliminary hearing when more commissioners were present.

Chairman Nado was opposed to vinyl siding and thought clapboards or cedar shakes were more appropriate and allow for better alignment around windows. Also, vinyl has a tendency to create and hold in moisture on older homes. Discussion continued on the use of polystyrene under the siding to control moisture. Nado also requested a photo showing what the vinyl coated aluminum wrap around windows actually looked like to determine if detailing would be lost. Nado preferred true divided light windows. Georgens asked what the Commission thought about

no muntins on any of the windows considering 11 of the existing windows do not have muntins and Keyes noted it would be inappropriate on such an historic home. Homes constructed in the 1800s had muntins because they could not create large panes of glass. The final item was to replace the three-tab black asphalt roof shingles with architectural shingles. The applicant decided to apply for the roof at this time and to come back for another preliminary hearing for the siding and windows.

Jim Sheehan, representing his parents, Mary and Jim Sheehan, 14 Bank Street, reviewed plans to install gray-stained cedar shakes on the house. All trim will be wood and painted white. The Commission noted they would need photos of the house at the public hearing.

Mark Pawlikowski, representing a condominium owner at 15½ Water Street, reviewed photos of the building. On the north and south sides of the building, he is proposing to replace existing windows with French doors and to construct balconies off each door. All the details will match what already exists on the building. On the water side of the building, he wants to add three windows in the brick. The Commission had no problem with the French doors or the balconies; however, they were opposed to installing additional windows in the brick. They noted that the brick in that area defines the original building and if it is modified, the building will lose what is left of its historic look.

David and Sandra Carpenter, 37 New London Road, returned to discuss the construction of a 22'x24', two-bay, post and beam garage. No cupola is proposed on the garage as shown in the brochure. After considering the Commission's suggestions from a previous preliminary hearing, they have decided to move the garage to the southeast corner of the property not near the house. They also plan to leave the existing driveway alone and to extend it to the garage using the same stone as exists. The Commission noted they would need the length and width of the driveway extension.

Caitlyn Reiter, representing her parents, Lawrence and Elizabeth Reiter, 32 West Mystic Avenue, reviewed a package of information explaining a proposed shed. All the details will match the house and garage. Keyes was not sure a skylight was appropriate in a shed, but realized the shed would sit back from the street. The Commission requested additional photos of the house from the road.

Dennis Donahue, 21 Gravel Street, reviewed photos of the house and of existing, rotting porch columns that need to be replaced. He is hoping to use painted fiber reinforced columns rather than wood which is weaker and more cost prohibitive. Also, he will not be able to duplicate the columns because he cannot find doric flutes. He is proposing the more typical ionic flutes. Donahue will provide more details on the capitals and bases.

CORRESPONDENCE

Staff distributed a Zoning Board of Appeals referral concerning a setback variance at 11 Gravel Street. The Commission had no problem with the approval of the variance.

Chairman Nado noted that Betsy Biddle, 105 River Road, contacted him regarding the need for HDC approval of a walkway and steps leading to the river. He informed her that no approval would be required.

MINUTES

MOTION: To approve the minutes of June 15, 2004 as written.

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

OLD BUSINESS

Staff showed the Commission a sample of the fence being installed as part of the Mystic Streetscape project along Route 1 replacing the existing pipe rail fence from the Baptist Church to Chelsea Groton bank.

NEW BUSINESS

Keyes noted that it appears three trellis have been bolted to the brick building at 12 Water Street.

ADJOURNMENT

Motion to adjourn at 9:11 p.m. made by Keyes, seconded by Cole, so voted unanimously.

Respectfully submitted,

Amy German, Secretary