

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

Members Present: C. Nado, R. Seager, R. Keyes, E. Cole

Members Absent: K. Vaughn

Staff: K. Quinn, J. Vislosky

Chairman Nado called the meeting to order at 7:30 p.m. Cole read the Call of the Hearing as it appeared in The Day. Cole was appointed a voting member.

PUBLIC HEARINGS

Public hearings opened at 7:33 p.m.

HDC 04-60 – 3 Elm Street; Donna Georgens, owner; Robert Georgens, applicant; to modify HDC #04-40 to allow corner boards. PIN #261918206394 – continuation

Robert Georgens reviewed photos and explained that he was unable to marry the cedar clapboards on the three walls of the enclosed porch because of the styrofoam underneath. He was hoping to install corner boards in this area. The Commission had no problem with the request.

Chairman Nado asked for public comments and there were none.

The following exhibit was submitted:

- One photo

HDC 04-62 – 15 Elm Street; Evan Nickles and Robert Bankel, owners/applicants; to repair and install columns. PIN #261918206963

Evan Nickles and Robert Bankel reviewed photos and sketches and explained their application to repair and restore columns. They are proposing resin fiberglass columns with Corinthian capitals. The columns will be painted and fluted. They also want to install two columns that were removed in the 1930s so that there are three columns on either side of the portico. The Commission had no problem with the proposal.

Chairman Nado asked for public comments and there were none.

The following exhibits were submitted:

- Two photos
- Sketch of column

HDC 04-63 – 9 Water Street; Mystic Art Association, owner; Randall's Wharf Company LLC, applicant; to enlarge dumpster and enclosure. PIN #261918308314

Todd Brady distributed and reviewed a packet explaining an amendment to the previously approved dumpster and enclosure application. They need to expand the width of the enclosure from 96' to 130' so that the trash hauler can pick the dumpster up out of the enclosure. The

dumpster enclosure will be identical to the existing. The Commission had no problem. The dumpster's current location degrades the building.

Chairman Nado asked for public comments and there were none.

The following exhibit was submitted:

- One 11-page packet

HDC 04-64 – 44 West Main Street; Elizabeth Theodore, owner/applicant; for installation of signage. PIN #261918319084

Elizabeth Theodore reviewed photos and sketches of the proposed signage. The new projecting sign is 3'x3' and double sided. The wall sign will sit above the door. The Commission had no problem with the signs.

Chairman Nado asked for public comments and there were none.

The following exhibits were submitted:

- Three photos

HDC 04-65 – 360 Noank Road; Tom Tetlow, owner/applicant; for replacement windows. PIN #261805271792

Tom Tetlow reviewed photos of the home and of the four windows he wants to replace with vinyl windows to match the other windows in the house. There is no trim around any of the windows. The stained glass window will be mounted inside one of the new side windows. The Commission had no problem with the application.

Chairman Nado asked for public comments and there were none.

The following exhibits were submitted:

- Six photos of house
- Four photos of subject windows attached to window brochures

HDC 04-66 – 340 High Street; Andrew Merckel, owner/applicant; for removal of aluminum siding and replacement windows. PIN #261914332094

Andrew Merckel reviewed photos of the house and explained he wants to remove the aluminum siding and replace all the windows. The one over one double hung windows will be replaced with six over six, double hung, true divided light wood windows with fixed muntins. He will be using sash kits on all but two windows that need to be completely replaced. Existing trim around the windows will remain. Two existing windows on the southeast corner will be replaced with three windows within the same opening. The Commission had no problem with the proposal.

Chairman Nado asked for public comments and there were none.

The following exhibit was submitted:

- One 6-page packet

Public hearings closed at 8:00 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 04-60 – 3 Elm Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 04-62 – 15 Elm Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 04-63 – 9 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 04-64 – 44 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 04-65 – 360 Noank Road

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 04-66 – 340 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

PRE-APPLICATION HEARINGS

Rod Desmarais, Greg Laramie and Phil Biondo were present to explain revisions made to a proposed four-story building at 18-22 West Main Street. The front is the same as presented at the last meeting. They have made the cornice line consistent along the back of the building,

eliminated balconies and the French doors accessing the balconies and replaced them with windows. Rear window detailing is the same as the front and they are proposing simpler molding on the side windows to create more of an alley look. Materials did not change. They believe the changes simplify the back of the building and help avoid a unitized look. Laramie noted that a safety railing at the rear walkway along the river has been proposed in light of the streetscape project, but he was not sure if it was required. Desmarais reviewed proposed materials.

The Commission noted the revisions to the rear of the building were an improvement. Discussion continued on the cornice, window fenestration, contemporary open areas, porch sizes and railings and bracketry.

Isabelle Tapley, 13 Water Street, reviewed photos and a sketch of a proposed sign that will be smaller than 3'x4' and hang on an existing bracket. There will be no change in lighting. She also wants to remove the lathe wood fence and install a four-foot metal fence. The design on the fence will match the front door. The fence will also be moved to just inside the knee wall. The gate is in basically the same location but closer to the sidewalk. Discussion continued on the proposed angle of the fence and the Commission will visit the site.

Ted Nelson, representing the owners of 2 Starr Street, reviewed a plot plan and plans for an addition. The addition will have wood siding, wood shutters, wood trim, double hung windows and architectural roof shingles. The addition is proposed on the back of the house and they want to bring the roofline up to the second floor. The existing enclosed porch and kitchen bump out will be removed. Discussion continued on the grouping of windows and the relationship of the two porches. They did not like the porches at the same level; it looked too much like an estate and suggested the porches look different. They also made several suggestions to make the addition look like a smaller addendum to the main house. As proposed, this addition is overwhelming the main house. They noted that this is a significant house in the historic district.

Richard and Dana Semeraro, 202 High Street, reviewed photos of existing decks on the first and second floors that they want to repair. The vinyl deck railing will be replaced with a PVC-coated, wood fiber resin material. The Commission noted the new railing will look much better and asked that the applicant identify where the second floor deck columns are going.

CORRESPONDENCE

Chairman Nado received the agenda for the December 9, 2004 Committee of Chairpersons meeting.

MINUTES

MOTION: To approve the minutes of November 16, 2004 as written.

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

OLD BUSINESS

Seager asked staff to review the approved plans for 24½ West Mystic Avenue because he did not remember skylights being approved.

NEW BUSINESS

Keyes asked staff to investigate the installation of very bright lights on the billboard in the area of Welles Road and Route 184.

ADJOURNMENT

Motion to adjourn at 10:17 p.m. made by Keyes, seconded by Seager, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary

Issue with no separation in end façade. Incorporate ___ in main architecture like floral hall. Integration of porch in main building. Top profile relationship with front and back cornice. Continue horizontal line.

Open work into sky from below. Concerned with getting light in area. mostly seeing cornice. Will probably not see openings from ground level. Openness is a concern. Enclosing building, but then open space. Contemporary openings.

Railings in front of porches. Gives horizontal thrust. Might want more living space to porch area on north side. Might make smaller because wind.

Solid walls between porches on all floors. Triple step and enlarged double step? Good overhang and bracketry to support step. Textural or organic bracket? Simpler, but gives shadow line.

Windows on bump outs? Looked at single window rather than double windows. Larger, single window. Keep proportion of windows. A lot of windows.

Show detailing cross section. Brackets storefronts for future awnings. Color contrast.

Incorporate vertical shafts to siding would work. More info on brackets with overhang. Detail of bracket. Sliders doors with transom lights.

Siding – smooth heidi plank.

Trim – fiber cement, paintable

Trim – azek composite trim

Miratec – composite board made out of redwood dust and epoxy. – flat surfaces.

Aluminum clad wood window. Simulated divided lights. Want window detailing. Traditional sill.

Discussed windows and doors on back. Patterns with windows.

Wood fir doors with windows. Wood steps.