

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
AUGUST 2, 2005 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

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

Chairman Nado called the meeting to order at 7:03 p.m. Cole read the Call of the Hearing as it appearing in The Day.

PUBLIC HEARINGS

Public hearings opened at 7:03 p.m.

HDC 05-39 – 15 ½ Water Street; Unit 1; Helen Babcock & Tom Buttacavoli, owners; Joe Collelo Co. LLC, applicant; for installation of balcony. PIN #261918307079

The applicant handed out pictures to the Commission. Mrs. Babcock owns unit 1 and is requesting the extended deck. There was an original application that allowed balconies on all 16 units. On unit 1 they are requesting installation of French doors and extended balcony.

The applicant handed out old pictures before the major renovation, in 1985, of gutting the building years ago. Seager stated that they had arched windows at one time and it is a shame that they are lost.

Cole asked how many stories there were to begin with and the applicant stated it might have been two, but they added a story to the original structure. The applicant stated that she thought the extended deck would balance out the one above. Chairman Nado stated that although that might be true, it would interrupt the vertical brick pilasters.

Seager stated that the original approval stated stacks of four balconies, but last year an application was approved for an extended balcony. This negates the original design and four balconies of the same size will not be able to be accomplished. Staff stated that this is a question for the Town Attorney and would discuss this issue with him.

Seager stated that these are utility buildings and these balconies distract from their original use. The balconies state these are multiple dwelling units and are not appropriate to the structure.

Cole stated that the legal issue should be settled regarding installing the pre-approved balconies. Staff stated that the 65-day application review period is up soon, so the Commission would have to make a decision tonight or the applicant could withdraw the application and reapply. Cole stated that she liked the color of the balcony and thought it blended in well and would approve it.

Keyes stated she thought the single balcony was fine, but didn't like the idea that balconies may become staggered on this building.

Boardman stated he didn't have a problem with it.

Madden stated he felt that what's done is done. We can't go back and change the approval 10 years ago and he would approve this balcony.

Chairman Nado stated he would not be in approval of this application, but reminded the applicants they only need 3 yes votes to be approved.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 pictures

HDC 05-47 – 31-35 Steamboat Wharf; Steamboat Wharf Condo Assoc., owner; Abby Parkinson, applicant; install overhang over entrance. PIN #261918401742

The applicant asked that the hearing be continued until the next regularly schedule Commission meeting and the Commission agreed.

HDC 05-48 – 424 High Street; Raymond E. Williams, owner/applicant; replace screen on front porch. PIN #261914332819

Mr. Williams presented a drawing depicting the columns and windows. Seager stated he preferred the shakes and thought they were more historically appropriate. The Commission stated they thought it would look very nice.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 3 pictures
- One drawing

HDC 05-49 – 12 Water Street; Factory Square LLC, owner; Frances Harkins, applicant; install sign. PIN #261918305500

Ms. Harkins presented pictures to the Commission of her proposed sign. Some members of the Commission did look at the Factory Square building to see if there were any holes already existing in the masonry. Ms. Harkins stated she designed a new one-sided sign to install flat against the building in the entry area to Factory Square. The Commission stated they would like the sign installed using pre-existing holes in the building and to not make new ones in the building.

The Commission didn't see any problem with the sign and appreciated reuse of the holes in building.

Mr. Todd Brady, part owner of the building, stated he didn't have a problem with the sign at all and approved of it.

The following exhibits were presented:

- 5 pictures
- One drawing with dimensions

HDC 05-50 – 27 Gravel Street; Mike Sarasin, owner; Peter Springsteel, applicant; 2-story addition. PIN #261918422097

Mr. Springsteel handed out a site plan to the Commission. He explained that the 2nd story is stepped back, 1st floor is 18" back and the 2nd floor is another 4 feet. Mr. Springsteel showed drawings of the proposed addition with elevations.

The Commission stated that they could still see the original building with the addition and this is what they were looking for. They stated it was not inappropriate to the historic district. Chairman Nado suggested they should have brought in an example of the windows, but if they say they will be all wood with the deep, antique-looking, wood sill he was fine with it.

Chairman Nado asked for public comments.

William & Christine Gunther, 2 Cliff Street, live on the backside of this property. They viewed the materials and Mr. Springsteel explained the potential addition.

The following exhibits were presented:

- 3 pictures
- 2 sketches
- 3 drawings

HDC 05-51 – 9 Ashby Street; John & Jane Stambaugh, owners; Peter Springsteel, applicant; replace garage with 3-bay and 2nd floor. PIN #261806299569

Mr. Springsteel showed the Commission drawings and floor plans of a proposed garage. An Inland Wetland permit was granted. The property slopes down therefore reducing the height of the garage from the public way. The garage will be vertical board siding and tongue n' groove. The height is 26 ½ feet to the ridge of the proposed garage. There is a 3-bay garage on the first floor and an apartment on the 2nd floor.

Seager stated that it shouldn't mimic the details of the house, as it's an outbuilding, so he approves of the design. Seager stated he didn't see anything negative to the historic district with this proposed garage.

The Commission thought it was appropriate to the house and district.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 5 pictures
- 3 drawings with dimensions

HDC 05-52 – 220 High Street; David & Jean Evans, owners/applicants; construction of new house. PIN #261918314877

Jack Rogers, builder, and David and Jean Evans, owners, presented pictures to the Commission. Mr. Evans went over the history of the area and showed pictures of homes in the neighborhood. Azek board for all of the trim, and the siding will be cedar. A bay window will be on the south side of the house. They are proposing Anderson windows throughout.

Seager stated that the house seems to resemble a federal revival home with some Greek Revival thrown in. The garage, though, would have been an outbuilding for a home of this period, not attached to the main house. Seager stated that this alone did not deter him from voting in favor of this house.

The Commission discussed the different views from public ways of this proposed house. The Commission asked the applicants if the chimney in the drawing is the one they would build. The applicants stated they hadn't chosen one as of yet, so the Commission stated that they could exclude the chimney in any approval tonight and they could apply for a chimney at a later date.

Discussion continued on windows and doors. Chairman Nado stated that the windows and the trim must be flush.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- One plot plan
- 2 material sheets
- One aerial photograph
- 24 pictures of homes in historic district
- 5 drawings

Public hearings closed at 9:18 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

Chairman Nado appointed Boardman as a voting member.

HDC 05-39 – 15 ½ Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Keyes, seconded by Seager, 4 voted in favor, one against (Nado).

HDC 05-47 – 31-35 Steamboat Wharf

MOTION: To continue the public hearing until the next regularly scheduled meeting.

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

HDC 05-48 – 424 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-49 – 12 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-50 – 27 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-51 – 9 Ashby Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-52 – 220 High Street

MOTION: To grant a Certificate of Appropriateness with stipulation that chimney be removed and considered under a new application.

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

PRE-APPLICATION HEARINGS

Peter Springsteel represented the owners of a lot on Fort Rachel Place. They would like to build a new home on this lot, which has a substantial slope. The driveway would have to be ramped up to the garage and there would be an elevator to the main house. Seager stated that the property was used as a gun mount in the war of 1812. The Commission stated they would look at the site individually. Cole stated she would like the building built lower.

Peter Springsteel, represented, Mike Sarasin, owner, of 27 Gravel Street. Mr. Springsteel showed drawings of the finishing trim and work to this house. The Commission recommended taking off the shutters of the house. The Commission was in favor of the other details and trim.

Todd Brady, 17 Water Street, presented to the Commission several alterations to different units. In unit A-1 and A-9 he would like to replace sliding glass windows with two new bronze aluminum sliding glass doors in existing openings.

In unit A-2 he would like to remove the existing sliding glass door and two abutting sliding glass windows at 2nd floor and replace with three new bronze aluminum sliding glass doors. Mr. Brady stated he would like to construct a hip dormer on the roof over unit A-1 to accommodate the new elevator.

Mr. Brady would like to install a new balcony on 1st floor of unit A-10.

He would like to install two new operable awnings on unit A-7 and install three new awnings on unit A-11. Mr. Brady stated the owner would like to install a new hot tub on the balcony of unit A-7 as well.

Overall, the Commission had no problem with the changes, however, Chairman Nado had concerns about the balcony and the awnings on the lower unit.

Rod Desmaris, represented the owners of 18-22 West Main Street. Mr. Desmaris started by showing diagrams. The first depicted the mass and height of the previously approved building and what they now are proposing. The second compared building cornice heights and overall building heights of downtown buildings and the proposed building. Mark Comeau, architect, presented a front elevation drawing that modified the previous plan based on the comments and feedback of the Commission. Brian Navaro, owner, stated they wanted feedback only on the front of the building and overall height and mass. They will be coming back with the other elevations.

Chairman Nado asked each member for comments on the front of the building. Keyes thought the cornice looked good and overall thought the building looked good. Seager is find the height more acceptable, but still has concerns about it dominating the adjacent structures. Boardman

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thought the façade was pleasing. Cole likes the look of the storefronts and overall was very good. Madden likes the look of the new building. Chairman Nado thought this plan was much better than what was previously presented, but still is worried about the height and mass of the building.

CORRESPONDENCE - None

MINUTES

MOTION: To approve the minutes of July 19, 2005

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

OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT

Motion to adjourn at 11:00 p.m. made by Keyes, seconded by Seager, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary