

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
DECEMBER 6, 2005 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

Members Present: C. Nado, R. Keyes, E. Cole, and K. Vaughn (7:10 p.m.)
Alternates Present: R. Boardman, D. Madden
Staff: K. Quinn, S. Discordia

Chairman Nado called the meeting to order at 7:00 p.m.

Chairman Nado appointed Boardman to vote for Vaughn and Madden to vote for Seager. Cole read the Call of the Hearing as it appeared in The Day.

PUBLIC HEARINGS

HDC 05-61 – 74 High Street; Mystic River Historical Society; owner; John Porter, applicant replace front door. PIN 261918303376

Dorrie Hanna, President of the Mystic Historical Society, presented to the commission pictures and paperwork of the proposed replacement door. She stated that their front door is completely exposed to the elements and needs to be replaced. It is not appropriate to put a storm door on this building from 1839. Ms. Hanna stated they would like to substitute a fiberglass door instead of wood as it would last longer and be easier to maintain. Ms. Hanna stated that once painted, the fiberglass door would look very much like the wood door it is replacing.

The Commission members stated they did not have a problem with the replacement.

Chairman Nado asked for public comments.

Rod Desmarais stated he owned a property directly across the street and he thought the new door would be appropriate.

The following exhibits were presented:

- 4 pictures
- 1 material sheet

HDC 05-62 – 27 Gravel Street; Michael Sarasin and Renee Mattison, owners; Peter Springsteel, applicant; new trim components and roofing. PIN 261918422097

Peter Springsteel, architect, represented the owners and showed plans of the proposed changes of the home to the Commission. Mr. Springsteel stated they would like to do exterior work to upgrade the trim package. Mr. Springsteel stated there will be new painted wood dentil mouldings and built-up wood pilasters with capital and base. All components will be painted wood, no composites will be used. They will add painted wood window heads and crowns, and a new painted wood bullnose. Mr. Springsteel

stated they would be adding an arched window at the top on the south side of the house. They will also replace the roof shingles with architectural asphalt shingles.

The Commission requested that all the trim be carried around to the north side of the house for continuity. The Commission thought that these changes would enhance the home.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 1 picture
- 3 drawings
- 2 material sheets

HDC 05-63 – 23-25 West Main Street; Jerome Properties, owner; Rod Desmarais, applicant; renovate store fronts. PIN 261918401845

Chairman Nado closed the public hearings at 7:14 p.m.

Rod Desmarais, presented for the owners, Jerome Properties, for 23-25 West Main Street. Mr. Desmarais displayed drawings of the changes to the two storefronts. He also showed pictures of what the front facades currently looks like. Mr. Desmarais stated they will be installing a Simpson fir door that will be stained.

The Commission requested that the mullions on the new windows and doors reflect the same width and profile as the front windows.

The Commission stated the changes would be appropriate.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 pictures
- 2 drawings
- 2 material sheets

Chairman Nado closed the public hearings at 7:45 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 05-61 – 74 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-62 – 27 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-63 – 23-25 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

PRE-APPLICATION HEARINGS

Peter Springsteel, architect, represented the owners of 132 Clift Street. The owners discovered that the windows have lead and they need to be replaced immediately. The only window that will remain is the large arched window nearest the roof. Mr. Springsteel stated that the whole window, frame and casings included, need to be replaced. He stated that Marvin windows can make a traditional frame with the thick sills like the originals. The manufacturer will also install a clad sash in a wooden frame. The Commission requested that Mr. Springsteel bring in a sample of the proposed windows at the public hearing.

Mary Fiorelli of 10 Latham Street stated they would like to install a new window on the second floor that would be raised higher than the current window. She stated that the current window is 4'8" in height and the replacement would be 4' high, but the same width. Ms. Fiorelli stated she would also like to install a triangular window above this new window. Both windows are on the second floor of the back of the house.

Chairman Nado stated he would prefer to see the original window, or a newer one the same size, moved up as opposed to installing the triangular window above a smaller window.

Keyes stated that the triangular window was too much for the back of the house.

Vaughn stated that she didn't have an issue with the triangular window.

Cole stated that she would prefer it without the triangular window.

Boardman did not have a problem with the triangular window.

Madden did not have an issue with the triangular window.

Ms. Fiorelli asked if they could put a ridge vent in the front of the house where they are renovating a room. The Commission requested they carry it to the end of the building to make it less noticeable.

Peter Springsteel, represented the owners of 23 Gravel Street. He submitted photos of the house to the Commission. The house is on the corner of Clift and Gravel Street. The owners would like to take out the current 3 garage doors and replace with 2 larger doors. Mr. Springsteel stated that the owners would like to add a breezeway as well. Keyes suggested just a "floating" roof connecting the house and garage. Vaughn suggested adding 3 more feet to the width of the garage to bring it closer to the home and widen the 3 current garage doors.

Mr. Springsteel showed the Commission the changes the owners would like to make to the front of the house facing the river. They would like to replace one of the doors with a window and replace a window on the side of the house facing the garage with a door. The Commission did not see a problem with these changes.

The owners would like to move two windows out and squeeze a third window in between. The Commission did not think this was appropriate as it looked off balance and not uniform.

The Commission agreed that a breezeway would not be an appropriate addition to the house.

Bill Jennings, presented for the owners of 5 & 9 Grove Avenue. The house at 9 Grove Street was built in 1745 and 5 Grove was built in 1850. Mr. Jennings stated he would like to demolish both houses and rebuild two new homes. Mr. Jennings stated that the house built in 1745 was the Burrows Halfway house.

The Commission read the house inspectors report regarding the condition of 9 Grove Avenue. Keyes read from the report stating that the rafters could be tied together and the outside of the house is in decent condition. The Commission agreed that it would not be in the best interest of the historic district to demolish these historic houses. The Commission decided they would need to do a walk-thru of the properties, to view the extent of the damage to these houses before a public hearing.

CORRESPONDENCE

Staff submitted a flyer to the Commission for a seminar entitled "House Talk" being held in Norwalk, Connecticut, Saturday, December 10, 2005.

MINUTES

MOTION: To approve the minutes of November 15, 2005

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

OLD BUSINESS

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None

NEW BUSINESS

Chairman Nado stated that Carol Kimball could meet with the Commission on Friday, December 9. Ms. Kimball will discuss the history of the town with the Commission. Community Room 2 will be reserved at 7 p.m. for this special meeting.

ADJOURNMENT

Motion to adjourn at 9:27 p.m. made by Keyes, seconded by Madden, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary