

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 18, 2006 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

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

Chairman Nado called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing as it appeared in The Day.

PUBLIC HEARINGS

HDC 06-15 – 360 High Street; John Graves, owner; Chuck Canavan, applicant; replace fence, construct deck and replace rear windows and door. PIN 261914332271

John Graves and architect, Chuck Canavan presented to the Commission. Mr. Graves would like to install a new fence that would run east to west and back to the existing shed. He would like to replace the old pipe and mesh fence with a 3 foot by 2 ¼” pickets. The fence will be 77 feet long.

Mr. Canavan stated they would like to change the deck and the windows in the back of the house. He handed out drawings to the Commission. He stated they are adding a deck made of wood. He went over with the Commission the new windows versus the ones that are remaining the same.

Seager asked how the house had looked originally from the back before work began. Mr. Canavan explained what was original through photographs. Seager stated that the bay window and French doors were appropriate contemporary features for a recent addition.

Cole stated she had a preference for keeping the original windows in their place. She didn’t see a problem with the deck and French doors. Cole stated she didn’t like the “Chicago” window. Mr. Canavan stated that the back of the house is quite a ways from the street or public view.

Vaughn stated that the four windows on the second story are a great improvement. She stated that she didn’t like the bay window or “Chicago” window but because it was far from the street she would approve it.

Keyes stated she didn’t like the window either, but since it was quite a distance and it’s not on the street front that she would approve it.

Chairman Nado stated that he approved of the deck and fence. He thought the windows were a good improvement except for the large window as it disrupted the flow. He asked if they could drop the dimension down to line up with the windows below and above it. Mr. Canavan changed the dimensions on the plans and initialed them.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 1 note
- 1 drawing
- 5 pictures
- 1 site plan

HDC 06-21 – 85 Clift Street; Penny B. Havard, owner/applicant; install cedar lattice and picket fence. PIN 261918327401

Ms. Havard submitted pictures to the Commission. She stated that there is an electric box and pipe on the outside of the house and she would like to install a cedar lattice fence just 3 feet wide to hide them from view. She submitted a materials sheet showing the cap and fencing she would use for the fence.

The Commission thought it would be a nice improvement.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 3 pictures
- 2 drawings
- 2 material sheets

HDC 06-22 – 20 Grove Avenue; Paul & Dorothy Nolan, owner; Peter Springsteel, applicant; extension of porch roof. PIN 261914432382

Mr. Springsteel presented drawings and photos to the Commission. The owner would like to project the porch roof structure over the deck. Mr. Springsteel stated that this would help alleviate the long first floor by spotlighting the center of the building. Mr. Springsteel stated they would move the posts under the deck to line up with the porch extension.

Seager stated that he was concerned about the massive growth of this house. He stated it was one of the few Italianate homes in the area. Seager stated that the porch roof extension would be beneficial to breaking the long line of the house.

Chairman Nado stated he didn't like bringing the porch roof out, but the rest of the Commission did not have a problem with the projection of the roof.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 4 pictures

- 1 drawing
- 1 site plan

The public hearing was closed at 7:52 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 06-15 – 360 High Street

Seager stated that he would prefer to see original windows, but it is a distant view to the back of the house, therefore he didn't have a problem.

Cole stated that she didn't like the "Chicago" windows, but everything else was okay.

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Keyes, seconded by Seager, four in favor, one opposed (Cole).

HDC 06-21 – 85 Clift Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-22 – 20 Grove Avenue

Chairman Nado stated that it was adding more mass to the house.

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Seager, seconded by Keyes, four in favor, one opposed (Nado).

PRE-APPLICATION HEARINGS

Sarah Dove of 102 School Street presented pictures of her house to the Commission. She stated that the whole house is on a foundation except for one part and it is pulling the house down on an angle. She showed the Commission pictures of the windows from existing to proposed. She stated she would like to change the garage into a den. Ms. Dove would like to install double doors.

Seager stated that he had a problem with scale relationship of changing this addition to a single, large outbuilding. He stated that the windows she is proposing do not relate to the main house at all. Seager would like to see fewer windows, maybe two or three instead of four.

Keyes stated that she did not like having double or French doors on this proposed structure. She stated it would be confusing since it is on the same side as the main entrance.

The Commission requested she come back to a few more preliminaries and requested pictures of a full view of the house.

Chuck Canavan, architect, represented the owners of 9 Grove Avenue. He stated that the owner doesn't want to do everything that was preapproved by the Commission. The owner would like to scale it back some. The Commission stated that he should submit a new application.

Peter Springsteel, architect, represented the owners of 3 Thomas Street. Seager recused himself as he lives next door to this property. Mr. Springsteel submitted pictures and drawings of proposed changes. Chairman Nado stated that he walked around the property and decided that you can see the back of the house from a public way. Mr. Springsteel stated they would like to add a shed dormer to the back of the house.

Chairman Nado stated he was concerned about the volume being added. He stated with the three levels it looks like tenement housing. The upper deck and the volume are too much for a Cape. The Commission asked that they simplify the design and use fewer windows.

Peter Springsteel, architect, represented the owners of 40 High Street. This house was built in the 1860's. This was Daniel Packer's house. Mr. Springsteel submitted pictures and a site plan to the Commission for their review. They are proposing to add a lean-on to the south side. It would be a 2-story structure. Seager stated that the wing is too big for that side. Vaughn stated that there is too much massing. Boardman and Cole stated that it changes the character of the house.

Seager asked if he was going to take care of the back of the house. The owner stated that he was planning to come back before the Commission with the whole package including replacement windows. Seager stated that he was in violation and should address the issue immediately.

Craig Owens represented the owner, his brother, Tim Owens of 7 Water Street. He would like to design a vent system up to the roof that would meet code and the Historic Commission approval. He showed photos to the Commission of the proposed enclosure around a vent pipe to the roof. The pipe would be 16 to 18" in diameter. Seager stated that he would prefer to see the pipe rather than have an enclosure which could cause damage to the house. Seager stated that he would like to see the least damage to the building as possible.

Chairman Nado suggested they build the vent inside the building. Mr. Owens stated that wasn't an option as they would have to build through retail and tenant space. Chairman Nado stated he would not vote for a pipe on the outside of the building.

Keyes stated that she didn't think the generic pipe would be noticed. Boardman stated that he would not support a pipe going up the back of the house. Vaughn stated that he should look at another option. Cole stated she would not like a pipe going up the building and thinks he should look for another option.

Mark Comeau represented the owners of 154 Clift Street. The owner would like to replace the car port she parks under and redo the deck. She would like to make a deck of wood with an iron rail. Mr. Comeau stated the owner had an old picture of the home with the original door and the Commission asked he bring that in to the next meeting.

Seager stated that a double stair, front entry or a metal roof is not typical of Mystic. He stated that the details are too ornate. Keyes stated she didn't like the double entry either. The Commission didn't like the idea of lattice doors to cover the carport opening.

The Commission asked he come back for another preliminary hearing.

Judy Wash, realtor, presented for the owners of 11 Fort Rachel Place. She wanted to know what to tell prospective buyers if they were interested in purchasing this lot. Seager stated that he would not approve of any house built on this lot as it is a historic landmark. Chairman Nado and Vaughn stated they might approve of a smaller home on the lot away from the crest. Boardman stated he would be adamantly opposed to any building on this lot. The Commission and Ms. Walsh discussed approaching the State or Avalonia Society to inquire if they would be interested in purchasing this historic landmark.

Kristen Vaughn of 32 Clift Street presented to the Commission. She would like to construct an addition that looks like an enclosed porch. It would be 6 feet deep and 14 feet long. Ms. Vaughn would also like to add a mudroom. The Commission stated she bring in detailed drawings of the additions to the public hearing.

CORRESPONDENCE

Chairman Nado stated he received an express mail for an application for a telecommunications antenna that would be 190 feet high, but not in the historic district. He asked staff to send copies of the application to all Commission members for review.

MINUTES

MOTION: To approve the minutes of April 4, 2006

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

OLD BUSINESS

Staff stated that the Commission had received approval from the State for the CLG Grant. The amount granted was not to exceed \$2,800. The funds are for the development and printing of an informational brochure to describe the location, history and architectural significance of the Town's historic districts.

NEW BUSINESS - None

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ADJOURNMENT

Motion to adjourn at 10:26 p.m. made by Seager, seconded by Vaughn, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary