

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
AUGUST 15, 2006 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

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

Chairman Nado appointed Madden as a voting member.

PUBLIC HEARINGS

HDC 06-34 - 83 Library Street; William Thorndike, owner/applicant; convert garage to living space. PIN 261917204559 (continued)

Mr. Thorndike presented pictures to the Commission. He would like to put in the diamond shaped window above the garage doors. Mr. Thorndike showed pictures of garages in the West Mystic area of different style windows above the garage doors. The window would be a 12 inch square.

Seager went over the illustrations of the house. He stated that the garage doors and the diamond shaped window need heavy trim like the other elements of his house. Seager stated that he wasn't sure how the windows were going to be incorporated in the garage doors. The Commission felt that it needed more details and dimensions to be voted on.

Mr. Thorndike returned to the hearing with more details and illustrations.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 material sheets
- 1 drawing

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HDC 06-36 - 43 West Main Street; Tim Owens, owner; Dirmoma Home Improvement, applicant; reroof. PIN 261918309845

The applicant was not in attendance.

HDC 06-37 - 27 West Main Street; Jerome Properties, owner; Jennifer DeBell, applicant; replace two signs. PIN 261918400894

Ms. DeBell, one of the owners of Relax spa, showed the Commission pictures of the signs she would like to replace. She stated the sign would be 18 x 32 inches.

The Commission did not have a problem with the signs.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 5 pictures

HDC 06-38 - 49, 51, & 53 West Main Street; GDW LLC, owner/applicant; replace existing brick veneer. PIN 261918308883

The owner showed the Commission pictures of the store. He would like to replace the brick veneer with new. He showed samples to the Commission.

Chairman Nado asked if he would fill in the A/C holes and replace the trim and the owner stated yes.

The Commission thought it would be an improvement to the building.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 4 pictures

HDC 06-39 - 15 Gravel Street; Dan & Jane Brannegan, owners; Robert Mercer, applicant; add 4' to rear of house; replace and add windows and siding. PIN 261918412428

Mr. Mercer showed the Commission pictures of the house and where they would like to put an addition. He showed a rendering of the proposed addition. At the same time they would like to replace the vinyl siding on the whole house with hardi-plank. Mr. Mercer stated the windows and corner boards would be PVC painted trim. Mr. Mercer stated they would not be doing anything with the porch at this time. The windows would be double hung aluminum clad with outside muntins.

Seager stated that he would prefer the application to stipulate only changes for the addition as the whole house would need more details and dimensions.

The Commission did not have a problem with the proposed changes.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 pictures
- 2 drawings

HDC 06-40 - 5 Grove Avenue; Maria & Harold Lueck, owners/applicants; remove siding & reroof. PIN 261914420648

Mr. Lueck would like to remove the vinyl siding and reroof the house. He submitted photos of the house. He stated that there are original cedar shingles under the siding that he plans on keeping and painting. He also would like to extend the porch roof 8 inches. He showed the color of the new roof shingles.

The Commission thought it would be a nice improvement.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 pictures

- 1 drawing
- 1 material sheet

HDC 06-41 - 209 High Street, Mystic; Alex Fowkes owner; John O'Donnell, applicant; reroof. PIN 261918311763

Mr. O'Donnell stated he would like to reroof with weathered wood architectural shingles. It was determined that the skylights were not visible from a public way therefore could not be ruled on by the Commission.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 pictures

HDC 06-42 - 35 West Mystic Avenue; Jim Loughlin, owner; Frank DiRoma, applicant; replace chimney with skylight & reroof. PIN 261805282297

Mr. Loughlin showed a drawing of his house. He would like to replace the secondary chimney with a skylight.

Chairman Nado requested that the applicant bring back a photo of the house and a drawing showing where the skylight is going to be installed.

Chairman Nado asked for public comments and there were none.

HDC 06-43 - 42 New London Road; Kevin Martin, owner; Peter Springsteel, applicant; one story addition to garage. PIN 261917105317

Mr. Springsteel represented the owners. He showed a site plan and drawings to the Commission. Mr. Springsteel explained where the addition would go on the house. They would use hardi-plank clapboards.

Seager was concerned with the addition's peak roof line being off from the main house.

Mr. Springsteel stated they would like to extend the porch to go from corner to corner. The doors would be Marvin wood doors with wood frame and trim. The windows will all have muntins.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 3 pictures
- 1 site plan
- 2 drawings

HDC 06-44 - 24 West Main Street; Elizabeth Lawrence, owner; Peter Springsteel, applicant; new awning. PIN 261918412001

Mr. Springsteel showed the Commission drawings of the front of the store. They would like to change the current awning and the sign. Mr. Springsteel showed an illustration of the proposed signage on the awning.

Mr. Springsteel would like to replace the trim with a Miratek product. He stated it is a composite of wood and glue.

The Commission did not have a problem with this application.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 2 pictures
- 1 fabric sample
- 2 drawings

The public hearing was closed at 8:25 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 06-34 - 83 Library Street

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MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-36 - 43 West Main Street

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

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

HDC 06-37 - 27 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-38 - 49, 51, & 53 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-39 - 15 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-40 - 5 Grove Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-41 - 209 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-42 - 35 West Mystic Avenue

MOTION: To continue to the next regularly scheduled meeting.

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

HDC 06-43 - 42 New London Road

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 06-44 - 24 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

PRE-APPLICATION HEARINGS

Jennifer Schwindt of 5 Ashby Street would like to turn their detached garage into living space. The garage is currently 480 square feet. Ms. Schwindt would like to expand the garage to 600 square feet. She stated she would like to demolish the structure and rebuild.

Chairman Nado stated that a Certificate of Appropriateness would be needed to demolish the structure. Seager stated that he wasn't in favor of losing another outbuilding in the historic district.

Steven Lederer of 10 West Mystic would like to redo the porch on his house. They would like to replace the columns with fiberglass columns. Everything else is like for like. Mr. Lederer stated that the railings for the porch and stairs do not match as they are. He would like to replace with matching railings.

Mr. Lederer would also like to open up the area under the porch that was glassed in.

Alden DeBottis of 70 Clift Street would like to put an addition off the back of the house and an entry way on the front of the house. She showed the Commission pictures of the house. She would like to put a 2 story addition off the back of the house. She is proposing keeping the porch with the roof on the side of the house, but adding a deck off the addition on back.

The Commission did not have a problem with the addition and entry way. They discussed appropriate building materials.

Harold Lueck of 5 Grove Avenue would like to replace 5 windows in his house. He would also like to install an old barn door with stained, leaded glass in it. Seager stated that historically stained glass was not common in anything other than Victorian houses.

The Commission was concerned with seeing smaller individual applications before seeing the overall concept of the house.

Mr. Lueck would like to add a carriage house on the property as well. Seager stated that this two story building is a lot bigger than the house and it shouldn't dominate it.

CORRESPONDENCE - None

MINUTES

MOTION: To approve the minutes of July 18, 2006

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

OLD BUSINESS

Staff and the Commission discussed the Historic District Handbook. Staff asked the Commission if they felt a public hearing was necessary to remove "storm doors" from the list of items in the guidelines that the Historic District Commission can

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rule on. The Commission agreed that these are only guidelines and therefore do not require a public hearing.

NEW BUSINESS

Seager asked Staff to investigate a house on the corner of Orchard Lane and Rowland Street. Seager stated that the house has been in disrepair for quite some time and he noticed that the soffets and trim have all been recently replaced with plastic trim.

ADJOURNMENT

Motion to adjourn at 10:05 p.m. made by Seagar, seconded by Madden, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary