

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
MARCH 1, 2011 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Cole, Mitchell, Sarasin (7:32 p.m.)
Alternates Present: None
Staff: Vandenbosch, Galetta

Chairman Nado called the meeting to order at 7:00 p.m. Cole read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 11-03 – 3 Pearl Street; Three Pearl Street LLC, owner; Karen Blanchette, applicant; Sign & awning. PIN #261918317086

Karen and Matt Blanchette presented to the Commission regarding the installation of a sign and awning at 3 Pearl Street, which is owned by Three Pearl Street LLC. They intend to use the existing sign for their business, Divine Inspirations. Spyros Barres, owner of the building, will have new brackets made to fit the current wall anchors, which are set in the mortar not the brick. They are also proposing the installation of a black awning that will be replicated to match the existing awning and placed on the building over their store.

The following exhibits were presented:

- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:10 p.m.

HDC 11-04 – 158 High Street; Kenneth & Patricia Neal, owners; Peter Springsteel, applicant; Addition. PIN #261918313275

Architect Peter Springsteel presented to the Commission for the owners of 158 High Street, Kenneth and Patricia Neal. He is proposing a first and second floor addition on the rear of the existing house. They intend to fill in the porch area with structure. A matching window and a French door will be added. The infill will be done with painted wood clapboard and trim to match what currently exists. The rear elevation is not visible from the public way. On south elevation, which is visible from High Street, the structure will be stepped-in approximately 8'. There is an existing deck with a fence type railing that will be replaced with a painted wood railing. The existing wood shingled roof will remain. The plan is to use Marvin painted wood windows on the visible sides and a clad window on side not seen from the district. There is no negative impact to the structure with the addition in the rear of the house. Additionally, the impact to the district is minimal.

The following exhibits were presented:

- Photographs
- Elevation drawings
- Floor plans

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:22 p.m.

HDC 11-05 – 1 West Main Street (5 West Main Street); Steamboat Wharf Company LLC, owner; Robert Hunter, applicant; Signage. PIN #261918401742 0051

Robert Hunter presented to the Commission regarding signage for 1 West Main Street (5 West Main Street), which was formerly Mermaid Cove Jewelers and is owned by Steamboat Wharf Company. They are proposing a 2' x 2' sign for their retail store, Webster Road, which sells home accessories. There is an existing bracket that they will use for the new sign.

The following exhibits were presented:

- Photographs

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 7:27 p.m.

Chairman Nado closed the public hearing portion of the meeting at 7:27 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 11-03 – 3 Pearl Street

The Commission stipulated that the awning match existing awning in color and design and fastened to the building using anchors in the mortar joints and not into the brick.

MOTION: To grant a Certificate of Appropriateness with stipulations.

Motion made by Mitchell, seconded by Cole, so voted unanimously. Issued Certificate of Appropriateness #1785.

HDC 11-04 – 158 High Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Cole, seconded by Mitchell, so voted 3 in favor, 1 abstention (Sarasin). Motion passed. Issued Certificate of Appropriateness #1786.

HDC 11-05 – 1 West Main Street (5 West Main Street)

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Mitchell, seconded by Cole, so voted 3 in favor, 1 abstention (Sarasin). Motion passed. Issued Certificate of Appropriateness # 1787.

III. PRE-APPLICATION HEARINGS

Rod Desmarais appeared before the Commission on behalf of Historic Mystic, LLC regarding the Central Hall project at 18 West Main Street. He is finishing up the site plan with the Town and there are two aspects of the plan for which the HDC must issue a COA. The site plan calls for benches on the public walkway on the north side of the proposed Central Hall building. They will be similar to the granite benches on the Stonington side. They will consist of a wooden seat, made from red cedar, with concrete legs and no back. It has not been determined whether or not they will be bolted down, however, they will not be so lightweight as to be easily moved. There are no benches in this area currently. The Commission determined that there is no historic precedent for benches such as these. Additionally, he is proposing a change to the previously approved dumpster enclosure. The Planning Department has indicated that it will require doors on both ends of the enclosure. Therefore, he is seeking approval to add rear doors to the east elevation to match the doors on the west elevation of the approved dumpster enclosure.

State Lawrence, who is the owner of 24 West Main Street and the retail clothing shop Clad in, appeared before the Commission. He is proposing the addition of awnings to the first and second floors of the building. He would prefer to use three separate awnings that will be black and white to be placed over the individual windows in the structure. He feels the separate awnings will be easier to manage in the event they need to be removed again. He and his wife who are co-owners also wish to indicate that the store is located on the lower and upper levels of the building. They think the matching awnings will tie the retail sections together and help their corporate branding. The Commission had concerns about a second floor awning because they feel it gives the structure a modern look. The Commission also felt that it would have too big of an impact on the building in that it will change the look of the building. The Commission suggested using shutters rather than awnings on the upper level. Members felt the black and white awning is striking but very modern looking and bringing that modern look up to the second floor is a concern. The Commission felt that putting a modern piece over the historic piece would take away from the historic look of the building.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF February 15, 2011

MOTION: To approve the minutes of February 15, 2011 as amended

Motion made by Mitchell, seconded by Sarasin, voted 3 in favor, 1 abstention (Cole).
Motion passed.

VI. OLD BUSINESS – None

VII. NEW BUSINESS

1. Election of Officers

MOTION: To re-elect Charles Nado as Chairman of the Historic District Commission.

Historic District Commission

March 1, 2011

Page 4

To re-elect Kristin Vaughn as Vice-Chairman of the Historic District Commission.

To re-elect Elaine Cole as Secretary of the Historic District Commission.

Motion made by Mitchell, seconded by Sarasin, so voted unanimously.

VIII. ADJOURNMENT

Motion to adjourn at 8:22 p.m. made by Sarasin, seconded by Mitchell, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II