

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
DECEMBER 21, 2010 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Nado, Sarasin, Vaughn
Alternates Present: None
Staff: Quinn, Galetta

Chairman Nado called the meeting to order at 7:10 p.m. Sarasin read the Call of the Hearing.

I. PUBLIC HEARINGS

HDC 10-58 – 62 West Main Street; Albert M. Razzano, owner/applicant; Replace windows. PIN #261918305854 – Continued

Staff stated that the applicant was not available to attend the meeting and requested a continuation.

HDC 10-60 – 9 West Mystic Avenue; Peter C. & Mary K. Edwards, owners/applicants; Replace windows. PIN #261805292514 – Continued

Peter and Mary Edwards, owners of 9 West Mystic Avenue, presented to the Commission regarding replacing the windows in their home. The house was built in approximately 1883 and it can be viewed from the public way. The applicants submitted photographs of the house which showed the present condition of the windows. Currently there are both wooden and aluminum storms on the windows. The Edwards' are proposing a vinyl clad window custom made to fit the house. The Commission still has concerns with the amount of glass that will be lost. The Commission questioned the applicants about their reason for replacing the windows. They are primarily concerned with heat loss. The Commission felt that repairing the existing windows and replacing the storm windows might solve the heat loss problem to some extent. The applicant is also considering interior storm windows.

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.

HDC 10-62 – 84 High Street; Eleanor Wenderoth, owner/applicant; Trim. PIN #261918303478

Charles Wenderoth presented to the Commission for Eleanor Wenderoth, owner of 84 High Street. The Commission previously approved a COA to re-side the house using Hardie-plank siding. The applicant is now proposing to use painted Azek trim. Wenderoth stated that during the previous application the Commission was in favor of wood trim. He is not happy with the current wood products available on the market and he has talked with local contractors about using Azek trim in the Historic District. The applicant presented a mark-up of painted wooden trim and painted Azek trim. At a

distance the applicant feels that there is no difference. The Commission is concerned about the lack of documentation for the file. The applicant provided neither photographs nor drawings of the house. Without documentation to detail what currently exists on the house the Commission would not be prepared to make a decision regarding the wholesale removal and replacement of wooden trim. Additional documentation will be required in order for the Commission to make a determination. The Commission discussed the treatment of the windows with the applicant. The sills will be removed. The applicant is reluctant to hire an architect to prepare drawings for an application. Staff suggested using a close-up photograph with dimensions to provide the record the Commission needs. The Commission prefers repairing what currently exists because that is the best way to preserve and maintain the district. The applicant requested to continue the hearing.

The public hearing closed at 8:09 p.m.

HDC 10-63 – 21 Bank Street; Anna Troiano, owner/applicant; Door. PIN #261918314563

Anna Troiano, owner of 21 Bank Street, presented to the Commission regarding replacing a 6-panel, molded steel entry door on her house. The house was built in 1938. The applicant has salvaged a wooden, Dutch door from a home in Newport and is proposing to use it to replace the metal door. In order to use the proposed door the front façade of the house must be changed. The entryway will need to be increased by 3". Although the entry door is informal it works on the subject property due to the fact that the main entrance is on the side of the structure.

The following exhibits were presented:

- Photographs
- Drawing

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 8:13 p.m.

HDC 10-64 – 31 West Mystic Avenue; Jeffrey Pritchard, owner/applicant; Replace windows and siding. PIN #261805283427

Jeffrey Pritchard, owner of 31 West Mystic Avenue, presented to the Commission regarding replacement of windows and siding. The house was built in 1962. The applicant is proposing to replace the siding with identical cedar siding. Cornerboards will be added to the house and trim currently exists under the eaves. He would also like to replace the windows with Andersen 400 Series Woodwright Double-Hung windows. The windows will be true divided lite with grilles adhered externally. He plans to use brick molding around the windows to match. The house is exposed to the weather on the south and east sides which has contributed to the deterioration of the window trim. Currently several of the sills are starting to rot. The Commission had reservations with the proposed windows because adding trim to them will make them look bulky and built up. The windows that currently exist in the house have a clean look to them. The applicant's preference would be a narrower trim. The Commission felt that a Brosco-style window would be a much closer match to what currently exists. There are several brands available on the market for the applicant to compare.

The following exhibits were presented:

- Photographs
- Andersen Window Brochure

Chairman Nado asked for comments in favor or against and there were none. The public hearing closed at 9:10 p.m.

Chairman Nado closed the public hearings at 9:11 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 10-58 – 62 West Main Street

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

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

HDC 10-60 – 9 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Vaughn, seconded by Sarasin, 0 in favor, 3 opposed. Motion denied.

HDC 10-62 – 84 High Street

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

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

HDC 10-63 – 21 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Vaughn, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness #1780.

HDC 10-64 – 31 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness with modifications.

Motion made by Vaughn, seconded by Sarasin, so voted unanimously. Issued Certificate of Appropriateness #1781.

III. PRE-APPLICATION HEARINGS

Dan Meiser, owner of 11 & 13 Water Street, and Architect Michael McKinley appeared before the Commission regarding renovations to the property for use as a restaurant. Currently the property consists of two lots bordered by Water Street and a steep cliff. The building is on one lot and the other lot is vacant. The building cannot be expanded in the direction of the cliff but discussions with the Town have determined that they can expand in the other direction. Mr. Meiser is working with the Planning

and Development Department to consolidate the two properties into one. The goal is to find the best fit for the neighborhood that will also allow him to open a restaurant which will be successful for many years. It will be a full service, year-round restaurant providing casual, fine dining. In order to have a viable restaurant business the applicant has determined that he will need a seating area for approximately 50 and a separate bar area. There is a decent kitchen area already but it takes up a lot of room. Mr. McKinley presented three schemes to the Commission for review. Scheme #1 assumes an addition on the vacant lot. The bar side will be to the right of the building. The structure will be auxiliary to the main house. The architect suggested that the better product may be the simple, most basic structure. They will not be trying to replicate the existing building. The north elevation will be the most visible. The area where the property is located is a transitional landscape. The design speaks to Yankee pragmatism in that if the addition had been built in 1903, a year after the original structure was built, it would probably look like scheme #1. Windows, siding and roofing materials were discussed. Scheme #1 was more favorable to the Commission than scheme #2 or #3. The Commission felt it was very important for the building to look old. They felt that the small details will make or break the design. The applicant felt that from a restaurant/dining point of view scheme #2 and #3 provide corners and spaces within that lend a more intimate feel, which people prefer in a restaurant. Scheme #1 has a more open cafeteria-type feel. The restaurant will be handicap accessible. The accessibility ramp will be as close to the entryway as possible. Additional ideas for handicap accessibility were discussed such as an entry through the bar area. The Commission recommended another pre-application hearing prior to advertising for a public hearing.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF December 7, 2010

MOTION: To approve the minutes of December 7, 2010

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

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 10:54 p.m. made by Vaughn, seconded by Sarasin, so voted unanimously.

Elaine Cole, Secretary
Historic District Commission

Prepared by Lynda C. Galetta, Office Assistant II