

**TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
JULY 5, 2005 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2**

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

Chairman Nado called the meeting to order at 7:02 p.m. Cole read the Call of the Hearing as it appearing in The Day.

PUBLIC HEARINGS

Public hearings opened at 7:03 p.m.

The public hearings were closed at 7:05 p.m., as applicants had not arrived yet. Preliminary hearings were heard in the interim.

Public hearings reopened at 8:33 p.m.

HDC 05-39 – 15 ½ Water Street; Unit 1; Helen Babcock & Tom Buttacavoli, owners; Joe Collelo Co. LLC, applicant; for installation of balcony. PIN #261918307079

The applicant requested that the public hearing be continued until the next regularly scheduled meeting.

HDC 05-40 – 9 Orchard Lane; Teresa McShane, owner; Peter J. Springsteel, applicant; alterations to porch. PIN #261806296882

Peter Springsteel showed the Commission photos of the house and a sketch representing the change. The owner would like to close in the porch to expand the kitchen. A door will be moved and a window eliminated.

Chairman Nado asked for public comments and there were none.

The following exhibits were presented:

- 3 pictures
- One sketch

HDC 05-41 – 21 Gravel Street; Dennis Donahue, owner; Peter J. Springsteel, applicant; change roof line and add doors and two windows. PIN #261918412832

An associate for Peter Springsteel represented the owners at 21 Gravel Street. He presented a picture and drawings to the Commission. They are adding French doors and changing the roofline. Keyes asked if the doors face Gravel Street and the applicant stated they would.

Chairman Nado asked for public comments. The following exhibits were presented:

- One pictures
- 2 drawings
- One material sheet

Jane Brannegan, at 15 Gravel Street asked how many stories this new addition would be. The applicant stated a story and a half.

Robert Cocks, of 23 Gravel Street, stated he was concerned that the approved addition to the house at 21 Gravel Street changed the house historically.

The Commission responded that homes historically have had small additions added on to them. The original application for 21 Gravel Street proposed a much larger addition and the Commission requested the applicant revise their proposal for a smaller, more historically correct addition to the home before it was approved.

The Commission informed the residents that all public hearings are advertised a week in advance. The public hearing process provides an appropriate forum to express their questions and concerns before an application is either approved or denied.

Public hearings closed at 8:47 p.m.

DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 05-39 – 15 ½ Water Street

The public hearing was continued until the next regularly scheduled meeting on July 19th, 2005.

HDC 05-40 – 9 Orchard Lane

MOTION: To grant a Certificate of Appropriateness as submitted.

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

HDC 05-41 – 21 Gravel Street

MOTION: To grant a Certificate of Appropriateness as submitted.

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

PRE-APPLICATION HEARINGS

Larry Reiter, of 32 West Mystic Avenue, would like to replace his deck. He will replace the fir flooring with mahogany. Mr. Reiter is not going to change the roof or shingles. The columns will be replaced with fiberglass columns and everything else will be like for like. The Commission did not see a problem with this replacement of the porch. Chairman Nado asked if he was going to use tongue n' groove for the flooring of the porch and the applicant stated yes.

Todd Brady, President of the Randall's Wharf Condominium Association Inc., represented the owners at 17 Water Street. They are proposing to replace sliding glass doors and a few windows in a couple of the units. In unit A-15 they would remove and change the size of a sliding glass door and a sliding glass window and two sliding glass windows on the 3rd floor to four new bronze aluminum sliding glass doors. Mr. Brady stated they would install a new continuous rail without balcony in front of the two new doors per building codes.

Unit A-1 will have the same replacement of the sliding glass doors and a window. In unit A-2 they would like to remove the existing sliding glass door and two sliding glass windows and replace with three new bronze aluminum sliding glass doors. The existing aluminum railings are to remain.

Mr. Brady stated the Association would like to add a hip dormer to roof over unit A-1 to accommodate the new elevator.

Chairman Nado suggested that it would look like a solarium with so much glass. He didn't like the idea of removing more brick from this historically industrial building. Keyes and Cole didn't see any problem with the proposed changes as the top two floors were added at a later date.

Anna Marie Slowik of 37 Water Street, would like an awning and a new sign at her business, which is on the 1st floor underneath the holistic center. She is applying for an awning that is 8" wide. The awning is striped in green, burgundy and gold. She is also applying for a sign that is 36" x 24" to be put on the entrance door. Chairman Nado asked that she bring a drawing done to scale showing the true colors and striping of the awning.

Peter Springsteel represented the owners of 9 Ashby Street. Mr. Springsteel showed the Commission photos of the front of the house and garage. The owners would like to demolish the old garage built approximately in the 1930's to 40's and replace it with a carriage house like structure with 3 bays and a second floor with an apartment and storage space. The new structure would be moved forward some on the lot. The new structure will be 24' x 42'.

Keyes preferred a simpler secondary structure instead of a carriage house. Cole asked how much larger is the main house compared to the proposed new structure. Mr. Springsteel stated there is 2,800 square feet in the main house and 1,800 square feet in the proposed new building. Chairman Nado stated that the design of the new structure should not compete with the main house, the new structure should be simpler. Chairman Nado did not have a problem with the size of the new proposed structure.

Peter Springsteel, represented the owners of 27 Gravel Street. The owners would like to expand the house. Mr. Springsteel showed the Commission sketches of what the addition would look like on the house. The Commission suggested another preliminary with complete drawings and dimensions.

Bob Mercer, an architect, representing the owners, Dan & Jane Brannegan of 15 Gravel Street. Mr. Mercer stated the owners would like to demolish the existing garage and replace it with a garage that has more square footage and matches their existing house.

Chairman Nado asked how much foundation would show and Mr. Mercer stated the same as present, 6 to 8 inches. The Commission liked how the proposed garage looks and stated Mr. Mercer should bring drawings with complete dimensions and materials to a public hearing.

Jean Evans, owner of a building lot on High Street, brought in an example of an Anderson window she would like to use in her new home. The Commission stated they do not approve of snap-on grids as they are removed, easily broken and are not replaced. Ms. Evans showed pictures of other homes in the historic district that have installed the Anderson windows with snap-on grids. The Commission stated they were unaware of homes using this type of window and would not have approved them.

Ms. Evans asked if the Commission would approve of the second example of an Anderson window she brought in. This window has the grid in between the panes of glass and cannot be removed. Keyes did not like the Anderson window with the grid in between the panes, as they do not show shadow lines. Keyes stated when the sun shines directly on the windows, the grids are not visible.

The Commission agreed that the windows that show to the public way should have a more historically appropriate window with the grid adhered to the outside of the glass. The other sides of the house and garage, facing towards the park and away from High Street, could use the Anderson windows with the snap-on grids. Chairman Nado suggested to the owner that she may be displeased with the mismatched look inside of her home and to consider researching other manufacturers.

Mrs. Evans asked if the Commission would approve of a vinyl picket fence. The Commission stated no they would only approve a wood fence and the owner can paint or stain the fence any color they choose.

Chairman Nado requested that Mrs. Evans bring in brochures and dimensions on the specific windows and trim she would like to use. Discussion followed over trim and sills for the windows.

Chairman Nado asked if the driveway would be paved and Mrs. Evans replied it would be gravel. Mrs. Evans stated that their driveway would be 11 feet wide up to the garage where it will become wider. The Commission requested Mrs. Evans bring in the approved subdivision plans for the Commission so they may see where the driveway and curb cuts are supposed to be.

CORRESPONDENCE - None

MINUTES

MOTION: To approve the minutes of June 21, 2005

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

OLD BUSINESS - None

NEW BUSINESS - None

ADJOURNMENT

Motion to adjourn at 8:54 p.m. made by Keyes, seconded by Cole, so voted unanimously.

Respectfully submitted,

Elaine Cole, Secretary