

TOWN OF OLD SAYBROOK
Historical District Commission

*William Childress, Chairman
Diane Aldi DePaola, Vice Chair
Jeffrey Meotti, Secretary*

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*Mary Kennedy
Jan E. Furman
Laura P. Gray*

Alternate Members
*Eugene Creighton
Richard C. Peters
Laura P. Gray*

MINUTES

REGULAR MEETING

Thursday, September 21, 2017 at 7:00 p.m.
Town Hall, 2nd Floor Conference Room - 302 Main Street

I. CALL TO ORDER

W Childress called the meeting to order at 7:01 p.m.

II. ROLL CALL

Members Present: William Childress, Jan Furman, Eugene Creighton seated for Mary Kennedy.

Members Absent: Diane Aldi DePaola, Mary Kennedy, Laura Gray, Richard Peters, J. Meotti.

Staff Present: Stella Beaudoin, Recording Secretary

III. REGULAR BUSINESS

A. Minutes

MOTION: To approve the June 15, 2017 meeting Minutes as presented: MADE: E Creighton; SECONDED: J Furman; IN FAVOR: W Childress, J Furman, E Creighton; OPPOSED: None; ABSTAINED: None; APPROVED: 3-0-0.

B. Correspondence

Connecticut Preservation News, March/April 2017.

Connecticut Preservation News, May/June 2017.

CT Department of Economic and Community Development information re Resiliency Planning and Historic Resources.

Zoning Practice American Planning Association, April 2017.

C. Committee, Representative and Staff Reports

IV. NEW BUSINESS

A. Certificate of Appropriateness for Alteration of Principal Building

Demolish and change front porch; replace windows, door, deck railing; add windows and pergola.
158 North Cove Road (Map 32 /Lot 57).

Applicant: Carl & Tara Spadola, owners Agent: Sabrina Foulke, Point One Architects
ACTION: Rec'd 9/7/17; Open hearing, continue or close; Act by 10/19/17 mtg. (NLT 11/10/17).

Sabrina Foulke, Point One Architects presented on behalf of the applicant. This is a proposal to remove all windows from the north elevation, demo the covered porch from the front patio, and build a new front porch and install a new front door. The guardrail at the upper deck will be replaced with cable rail. The brick will be white washed and a (painted) pergola is proposed for the north elevation in order to break the long scale of the existing façade and soften the elevation.

The applicant would like the entrance to the house at 158 North Cove Road. There is a small façade/porch for which a portico was added on top. This house is considered a noncontributing house to the district S however S Foulke stated that this proposal extrapolates elements that are proportionate and appropriate to the district.

The existing brick is brick red, and it has been repointed and has varying mortar colors. The applicant proposes to white wash the brick to soften the appearance of the brick exterior.

The existing casement windows will be replaced with aluminum clad double hung. The existing front divided light windows will be removed and replaced with two-over-two double hung windows. A front door will be installed adjacent to these windows with a round column covering replicating what is on the other side of the house.

The garage portion of the house has an existing second floor area with two, one-over-one windows and an adjacent glass door, both of which are proposed to be removed and replaced with three doors and one, two-over-two window adjacent to the doors.

S Foulke stated that the vertical picket railing situated on the northern elevation, upper level will be replaced with stainless steel cable rail and new painted cap.

S Foulke stated that the placement of the two-over-two windows is in keeping with the neighborhood and the pergola is intended to come off the building two feet, and will provide texture and dress up the front of the house. S Foulke stated that from the road you see the three, two-over-two windows.

W Childress stated that the HDC criteria is more applicable to contributing homes, however this proposal is in keeping with the original design and style and thus honors the caution in the preface to the Criteria that 'Earlying up' a house destroys its own intrinsic design qualities, falsifies the historical record and is usually inappropriate.

E Creighton stated that the proposal was well done.

There was no public to comment.

MOTION: To approve a **Certificate of Appropriateness for Alteration of Principal Building** demolish and change front porch; replace windows, door, deck railing; add windows and pergola, 158 North Cove Road, Map 32/Lot 57 as presented: **MADE:** E Creighton; **SECONDED:** J Furman; **IN FAVOR:** W Childress, J Furman, E Creighton; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 3-0-0.

VI. ADJOURNMENT

MOTION: To adjourn the meeting at 7:24 pm until the next Meeting on Thursday, October 19, 2017 at 7:00 P.M., 302 MAIN STREET, 2ND FLOOR CONFERENCE ROOM; **MADE:** E Creighton; **SECONDED:** J Furman; **IN FAVOR:** W Childress, J Furman, E Creighton; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 3-0-0.

Respectfully Submitted,

Stella Beaudoin
Recording Secretary