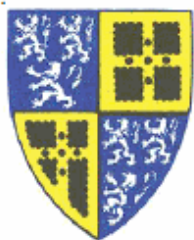


# Historic District Commission Minutes 04/20/2017



## TOWN OF OLD SAYBROOK Historical District Commission

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

*Mary Kennedy  
Jan E. Furman*

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

### MINUTES REGULAR MEETING

Thursday, April 20, 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 7:00 p.m.

#### II. ROLL CALL

Members Present: William Childress, Mary Kennedy, Laura Gray.

Members Absent: D. Aldi DePaola, J Furman, E Creighton, R Peters, J. Meotti.

Staff Present: Stella Beaudoin, Recording Secretary

#### III. REGULAR BUSINESS

**MOTION:** To move regular business to the end of the Agenda: **MADE:** M Kennedy, **SECONDED:** L. Gray, **IN FAVOR:** W Childress, M. Kennedy, L. Gray, **OPPOSED:** None, **ABSTAINED:** None, **APPROVED:** 5-0-0.

#### V. NEW BUSINESS

##### A. Certificate of Appropriateness for Alteration of Principal Building

Second story garage addition, front porch and dormer additions and rear addition  
118 North Cove Road (Map 32 / Lot 62)

Applicant: Kristen L. Roberts, owner Agent: Brooke Girty Design

**ACTION:** Rec'd 4/6/17; Open hearing, continue or close; Act by 5/18/17 mtg. (NLT 6/9/2017).

The existing residence was constructed in 1961 in a traditional form with larger main house, lower connector and mid-height garage. The connecting section will receive a porch and picture window replaced with French doors. Two small dormers will be replaced with larger gambrel dormers and a front porch and front door with side lights added.

The proposed house will be consistent in massing and scale with the criteria of the historic district. The detailing and style will be in a traditional revival style that is indicative of the early 21<sup>st</sup> and blends well with historic houses. The new roofing will be fabricated from wood cedar shingles and the new siding will be wood clapboard with corner boards, water table and fascia. The existing rakes will be extended 6" and crown will be added.

Brooke Girty who presented stated that this house was constructed in 1960 and as such it does not qualify as a "contributing house" within the historic district. B Girty stated that the house has become dated in its detailing and the homeowner would like to add new dormers and a new front porch, and to have the larger porch connecting to the garage. The current house has no detailing and there is no trim on the windows. The homeowner would like to upgrade the garage with board and baton and to bring out the eaves and add a crown. A roof overhang will be added onto the side of the house. The existing chimney will remain and the back of the house will have a dormer added, and the back of the garage will have a shed dormer added to it. The homeowner proposes to re-side and re-trim with a historic fill, and the eaves will be built out. The shutters will be replaced and the garage doors are existing. The columns will be traditional, proportionate columns and the roof will be wood cedar with wood clapboards.

W Childress commented on the criteria for contributing homes as opposed to those that are not considered to be a contributing home and he noted that the design criteria for the preservation of that historic appearance does not impact this structure to the extent that it would were this a contributing home.

W Childress stated that this proposal is in keeping with the guidelines of the Historic District for additions and new construction and in general, this design accomplishes a good deal of the criteria.

W Childress asked the Commissioners if there were any questions or comments of the applicant.

M Kennedy stated that this proposal is much more attractive in the way in which the design creates a uniform appearance to the house.

L Gray stated that this proposal is an improvement to the current structure. It is well-balanced and well thought out and upon completion it will make a nice addition to the district.

W Childress noted stated that the Commission does not want all of the homes within the historic district to look the same and he noted that the Historic District regulations suggest that new design should not attempt to mimic the old design or create a false look.

W Childress asked the Commissioners if there were any questions or comments of the applicant.

There were no questions or comments and there was no one in the audience at this evening's meeting.

W Childress closed the public hearing.

**MOTION:** To approve a Certificate of Appropriateness for Alteration of Principal Building Second Story garage addition, front porch and dormer additions and rear addition, 118 North Cove Road, Map 32/Lot 62 as presented: **MADE:** L Gray, **SECONDED:** M Kennedy, **IN FAVOR:** W Childress, M. Kennedy, L. Gray, **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 3-0-0.

**B. Capt. John S. Dolbeare House (1855)**

**Certificate of Appropriateness for Alteration of Principal Building**

Replacement of windows, trim, doors & steps

70 North Cove Road (Map 31 / Lot 15-2)

Applicant: 70 North Cove, LLC, owner Agent: Brooke Girty Design

**ACTION:** Rec'd 4/6/17; Open bearing, continue or close; Act by 5/18/17 mtg. (NLT 6/9/2017).

This is a proposal to remove all existing windows and French doors at the sunroom. Single, double-hung windows will be replaced with taller Marvin windows, double-hung units. Ganged/mulled, narrower double-hungs at the East elevation of the sunroom to be replaced with single, wider units with more traditional window pane size and lite pattern. French doors at East elevation to be replaced with window. Wood

clapboard siding at east elevation to be removed and replaced with more appropriate flat painted wood trim. Stone steps at the east elevation to be relocated to the north elevation at the new French door.

Brooke Girty who presented on behalf of this proposal stated that the house was constructed in 1855 and it is her opinion that this house has been added onto numerous times, noting that the existing windows on the sunroom are too short and too thin to be original. The applicant proposes to make the windows taller and to install a solid glass door at the north elevation which will be situated in the middle of the wall, between the windows. The granite risers will be moved to the front of the house to accommodate the new door on the sun room.

W Childress asked the Commissioners if there were any questions or comments of the applicant.

There were no questions or comments and there was no one in the audience at this evening's meeting.

W Childress closed the public hearing.

**MOTION:** To approve a Certificate of Appropriateness for Alteration of Principal Building Replacement windows, trim, doors & steps, 70 North Cove Road, Map 31/Lot 15-2, recognizing the area that is affected is not an original part of the house: **MADE:** M Kennedy; **SECONDED:** L Gray; **IN FAVOR:** W Childress, M. Kennedy, L. Gray; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 3-0-0.

### III. REGULAR BUSINESS

#### A. Minutes

**MOTION:** To approve the March 16, 2017 meeting Minutes as presented: **MADE:** M. Kennedy; **SECONDED:** L Gray; **IN FAVOR:** M. Kennedy, L. Gray; **OPPOSED:** None; **ABSTAINED:** W Childress; **APPROVED:** 2-0-1.

#### B. Correspondence

There was no correspondence.

#### C. Committee, Representative and Staff Reports

There were no reports.

### IV. OLD BUSINESS

There was no old business.

### VI. DISCUSSION about Process during proposed Demolition Delay

W Childress stated that D DePaola expressed concerns related to the process during the proposed demolition delay which she finds to be unclear as to what action the applicant is to take.

L Gray stated that the purpose of the delay is to pause demolition and to allow the applicant to consider alternatives.

W Childress commented on Section 8 of the Demolition Delay ordinance, noting that "the owner shall pursue and give due consideration to all alternatives to demolition". W Childress stated that this section needs more specificity as to what the owner is to do.

W Childress suggested that further discussion be postponed until D DePaola is present to participate.

W Childress stated that the HDC is on record as being in favor of the Demolition Delay Ordinance, however there are portions of the ordinance that require clarification.

**MOTION:** To table discussion on the process during the proposed Demolition Delay; **MADE:** W Childress; **SECONDED:** M Kennedy; **IN FAVOR:** W Childress, M. Kennedy, L. Gray; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 3-0-0.

## VII. ADJOURNMENT

**MOTION:** To adjourn the meeting at 7:45 pm until the next Meeting on Thursday, May 18, 2017 at 7:00 P.M., 302 MAIN STREET, 2<sup>ND</sup> FLOOR CONFERENCE ROOM; **MADE** by W Childress; **SECONDED:** M Kennedy; **IN FAVOR:** W Childress, M. Kennedy, L. Gray; **OPPOSED:** None; **ABSTAINED:** None; **APPROVED:** 5-0-0.

Respectfully Submitted,

Stella Beaudoin  
Recording Secretary