

**TOWN OF GROTON**  
**173 Main Street**  
**Groton, MA 01450**  
**Historic Districts Commission**  
**Minutes Regular Meeting**  
**March 26, 2019**  
**Town Hall First Floor Meeting Room**

**Members Present:** Peter Benedict, Maureen Giattino, Laura Moore, Elaine Chamberlain,  
George Wheatley,

**Members Absent:** Elena Beleno Carney, Greg Premru

**Other Present:** Chris Giordano, Halsey Platt, Jim Cleveland, Mark Kavanagh, Bob Collins,  
Catherine Dignam, James Sabino, Linda Davis

**Meeting Called to Order 7:30 pm**

**7:30 pm**      **Continued Public Hearing 5 Legion Road –**  
**Christopher Giordano**  
**Certificate of Appropriateness**

**Chair Peter Benedict read the public hearing notice for the record**  
**LEGAL NOTICE, GROTON HISTORIC DISTRICTS COMMISSION**  
**PUBLIC HEARING Christopher Giordano and Janet M. Leydon. 5 Legion Road,**  
**ASSESSORS MAP 112-86**

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on Tuesday, March 26, 2019 at 7:30 pm at Town Hall, 173 Main Street, Groton, continued from February 26, 2019 to consider the application submitted by Christopher Giordano and Janet M. Leydon for a Certificate of Appropriateness for renovation work at 5 Legion Road of a second floor addition, over the existing first floor located to the left of the front entrance. Two new double hung windows, six over six glass will be added to the side of the second-floor addition. In the front of the home one new double hung window with six over six SDL will be added and one existing window will be replaced matching existing windows. All new windows will match look and style of existing double hung windows located on the front and sides of the residence. New gable roof to be installed with black asphalt roofing shingles to match existing. Property owner: Christopher Giordano and Janet M. Leydon, 5 Legion Road, Groton, MA Assessors Map 112-86. Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Dept., 2<sup>nd</sup> floor of Town Hall.

Chris Giordano presented revised plans provided by Platt Builders for the proposed work at his home located at 5 Legion Road. Mr. Giordano also provided cut sheets for the wooded Boston Shutters proposed for the home and cut sheets for the 400 Series Double Hung Windows. He did not have sample materials.

The Commissioners were pleased with the changes made. The trim work and choice of shutters dressed up and gave character to the house. New gutters will be installed, matching the existing, aluminum and will be white in color.

Mr. Giordano stated the front door and steps are currently not being changed.

Chair asked if there were abutters that wished to speak. There were none.

Hearing was closed

**Maureen Giattino made a motion to grant a Certificate of Appropriateness for the renovation work at 5 Legion Road to Christopher Giordano and Janet M. Leydon per plans presented for a second-floor addition, over the existing first floor located to the left of the front entrance. The addition of a roof with black asphalt shingles to match to be installed. New 400 Series Double Hung windows, six over six, SDL white to match existing windows will be installed in the second-floor addition. Boston Shutters, traditional New England style, clear ponderosa will be hung to frame windows. Laura Moore seconded the motion. The motion carried 5 to 0.**

**7:45 pm Continued Public Hearing 30 Hollis Street –  
Platt Builders, Adams Avenue Realty Trust  
Certificate of Appropriateness**

**Chair Peter Benedict read the public hearing notice for the record  
LEGAL NOTICE, GROTON HISTORIC DISTRICTS COMMISSION, PUBLIC HEARING  
Adams Avenue Realty Trust, 30 Hollis Street  
ASSESSORS MAP 112-132**

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on Tuesday, March 26, 2019 at 7:45 pm at Town Hall, 173 Main Street, continued from February 26, 2019 Groton, to consider the application submitted by Halsey Platt, Adams Avenue Realty Trust for a Certificate of Appropriateness for renovation work at 30 Hollis Street consisting of a chimney removal, removal of basement door to be replaced with a 3-panel flush door with an 8' wide opening, painted grey. Property owner: Adams Avenue Realty Trust, 31 Adams Avenue, Groton, MA 01450, 30 Hollis Street, Assessors Map 112-132. Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Dept., 2<sup>nd</sup> floor of Town Hall.

Halsey Platt, Platt Builders stated that he would like to remove a chimney from 30 Hollis Street. The chimney is visible in the district. The chimney vents the water heater bringing moisture into the house. The white door in the back of the property is proposed to be removed. The door opening will be cut into an 8-foot opening where a 3-panel flush hinged door will be installed. The panels will be painted grey and beadboard will be added. The beadboard is not wood, it is PVC. The door handle will be simple.

Chair asked if there were abutters that wished to speak. There were none.

Hearing was closed.

**Laura Moore made a motion to grant a Certificate of Appropriateness for renovation work at 30 Hollis Street consisting of a chimney removal, and removal of basement door to be replaced with a 3-panel flush hinged door with an 8-foot opening to be grey in color. Along with added beadboard as presented. Elaine Chamberlain seconded the motion. Motion passed 5 to 0.**

**7:55 pm    Public Hearing 16 Hollis Street -  
Platt Builders, Adams Avenue Realty Trust  
Certificate of Appropriateness**

**Acting Chair Laura Moore read the public hearing notice for the record  
LEGAL NOTICE, GROTON HISTORIC DISTRICTS COMMISSION, PUBLIC HEARING  
Adams Avenue Realty Trust, 16 Hollis Street  
ASSESSORS MAP 112-135**

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, March 26, 2019 at 7:55 pm at Town Hall**, 173 Main Street, Groton, continued from February 26, 2019 to consider the application submitted by Halsey Platt, Adams Avenue Realty Trust for a Certificate of Appropriateness for renovation work at **16 Hollis Street** consisting of change out of 2 doors on southside of building, removal of chimney, addition of one Andersen 400 series, 6 over 6, simulated divided lite window on northside of building to match adjacent window. Property owner: **Adams Avenue Realty Trust, 31 Adams Avenue, Groton, MA 01450, 16 Hollis Street, Groton, MA 01450 Assessors, Map 112-135**. Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Dept., 2<sup>nd</sup> floor of Town Hall.

Halsey Platt, Platt Builders, proposes to change out two doors on the southside of 16 Hollis Street, along with removing a chimney and adding two Andersen 400 series simulated divided lite windows, six over six on north side of property to match adjacent window.

Mr. Platt stated that the renovation now calls for two new windows. The bedroom currently does not meet egress code requirements. The two new windows, even separately, will meet egress regulations. The dentist office located on this property is in need of a new business door. Mr. Platt's client would like something more of a retail style door. Mr. Platt gave the Commission a cut sheet showing the door selection for the two doors to be replaced at 16 Hollis Street. The hope is to have signage on the glass helping to identify the dentist office/business.

The Commissioners did not care for the clear glass no grid door selection. The door does not fit the character and style of the district. Understanding that the purpose of the new door is to identify the location as a place of business, the door should still look proper in the district. Perhaps a door that is half clear and half wood panel would work. Staying with the color black, would be preferred.

Maureen Giattino pointed out to Mr. Platt that the door into the dentist office is somewhat unsafe. The way the door swings out over the steps/landing makes going into the dentist office difficult because of the weight of the door and size of the landing. She suggested it be looked at while the door is being replaced.

Mr. Platt will work on finding a door that works both for the business and the district. He asked the HDC grant a Certificate of Appropriateness for the windows and chimney.

Chair asked if there were abutters that wished to speak. There were none.

Hearing was closed.

**Maureen Giattino made a motion to grant A Certificate of Appropriateness for two Anderson 400 series simulated divided lite window to be installed on the north of building to match adjacent window and approval to remove a chimney. Laura Moore seconded the motion. The motion passed 5 to 0.**

**The HDC request Mr. Platt provide cut sheet/spec sheet for the proposed doors. The new choice for the doors should take into consideration tonight's discussion.**

### **24 Higley Street – Remodel/Renovation discussion**

**Jim Cleveland, Designer, Mark Kavanagh, Owner**

Mr. Cleveland, agent for owner Mark Kavanagh was present to discuss and seek general approval for the proposed plans for an addition and renovation at 24 Higley Street. The 24 Higley Street property consists of a 1790 Barn and a Federal Cape Style home. The barn needs lots of work. The plans call for the barn to be connected to the house and renovated to consist of a kitchen, dining room and living room. This addition will connect the two existing structures and will add a foyer and mudroom. The barn will be raised, adding height, creating concrete foundation walls. The barn roof will be a sips system installed over existing roof, with sheathing boards and charcoal black asphalt shingles. The existing storage shed on the property will be removed to make room for the addition. There is a planned courtyard space on the property that will give access to the buildings. There is a proposed farmer's porch. The porch will not be wood. Porch is proposed to wrap around to back of house. There will be cedar shingles used on the outside of "new" barn. Mr. Cleveland would like to use natural materials.

There will not be any work on the existing house.

#### **HDC comments and questions**

- Suggestion of a site walk might be used to the HDC members.
- Concrete façade can be copied from other projects in the district.
- The farmers porch has a lot of railings.
- Cut sheets for the work need to be provided.
- The barn is losing the look of a barn. Maybe work in a faux barn door.
- Lots of, too much white. Adding district green could be considered.
- Window trim is too big the corner boards are too wide.
- The columns/posts are noticeable and bold. Maybe bring pull back on structure or put in a shadow.

Mr. Cleveland stated he will attend the next HDC for official approval/Certificate of Appropriateness. He will be in contact with Maureen A. for application procedures, deadlines and payment.

### **Groton School – Dining Hall Work**

#### **Bob Collins, agent**

Bob Collins attended the meeting to inform the HDC about upcoming work at the Groton School. Atty. Collins provided a sketch and plans for the work.

**Roof Repair.** the existing slate roof leaks in several places. The roof repair will be in kind with new slate of the same color as existing. A filing for a Certificate of Appropriateness not required, however Atty. Collins wanted to inform the HDC of the work for the benefit for the Town property files.

**Accessibility ramp and door replacement.** Mr. Collins stated that a ramp meeting ADA requirement is proposed on the Southwesterly façade of the building. The ramp will be tucked behind the existing granite bench to the left of the door in the center. The appearance of the building will remain largely unchanged. The door itself will be replaced with a custom unit fitting within the existing opening to allow for an automatic door opening mechanism for easy/assisted opening of the door. The door unit will match the existing door style. The changes will not be visible at a public way, a filing for Certificate of Appropriateness is not required, however Mr. Collins wanted to inform the HDC of the work for the benefit of the Town property files.

### **First Parish Church of Groton – request for benches at Minuteman Common**

Maureen A. provided the Commissioners with a copy of a letter received from the First Parish Church of Groton, Trustees. The letter expressed a request for Groton Park Commission to install five granite benches on Minuteman Common.

The HDC would have input on the benches if the project moved forward. Maureen A. will keep the HDC informed on the project, if it moves forward, and will invite the Park Commission and First Parish Church of Groton, Trustees to a meeting.

Maureen A. also informed the Commission that Friends of the Tree Warden would plant a Pacific Brilliance Pin Oak to replace the fallen tree on Minuteman Common. The HDC expressed support for the new tree.

### **37 Hollis Street – Repairs/replacement**

#### **Catherine Dignam, Jamie Sabino, owners**

New owners Catherine Dignam and Jaime Sabino presented the HDC with photos of the areas on their house located at 37 Hollis Street requiring replacements and/or repairs. The proposed projects are replacement of rotting clapboards on the rear of the house, installation of gutters on rear of house, repair/replacement of existing privacy fence and repainting house exterior.

The new gutters will not likely be visible in the district. The gutters are needed to prevent the rotting of the clapboards. The privacy fence will remain wood, will save what can be saved from existing, that will be painted white.

At some point the chimney will be rebuilt, the fireplace needs to be rebuilt for visual balance. The Commission agreed that the work is basic repairs and cosmetic. Therefore, a Certificate of Appropriateness filing was not required. The minutes would reflect the communication of the repair and maintenance work.

### **43 Main Street – Project Update**

#### **Linda Davis, owner**

Linda Davis was present at the meeting to provide an update on her renovation at 43 Main Street. She handed the Commissioners photos showing the new lights that were installed in front of the house. She also provided a cut sheet on the windows that will be installed. The windows are Harvey windows, Majesty line, created for historic homes. Applied divided lites are on the outside and simulated divided lites are on the inside. The grill choice was selected because it looks like the other six over six windows in the home.

The apartment has been removed from the house, making the house a one family. The chimney has been removed. Linda stated she has put the fence project on hold for time being.

### **228 Main Street – Roof Replacement**

#### **James Mattozzi, owner**

Mr. Mattozzi was not present at the meeting. He submitted an application to request a Certificate of Appropriateness to replace/re-roof at 228 Main Street. Mr. Mattozzi provided a sample of the black shingle he proposes to use for the HDC to approve.

**Elaine Chamberlain made a motion to approve the proposed replacement/re-roof at 228 Main Street in-kind. Laura Moore seconded the motion. The motion passed 5 to 0.**

### **Districts Project Updates**

Laura Moore informed the group that on April 13<sup>rd</sup>, the Old Groton Meeting House is hosting a performance called *Patriots' Paths in Groton*. The performance tells the lost Groton stories of revolutionary times. This is a joint program put on with Groton History Center, Freedoms' Way National Heritage, and Old Groton Meeting House Preservation fund. It is free and open to the public.

### **Admin. Update**

- The support letter for Library Project written and delivered.
- The support letter for the Prescott Building grant was written, although not needed because the request for the Prescott Building sprinklers did not meet the grant requirements. Supporting documents given to the Commissioners.
- The Friends of the Prescott Building will attend the next meeting to discuss signage.

- John Amaral is scheduled for the next meeting to discuss the proposal of 11 Lowell Road's inclusion in the Town Center Overlay. Letter given to Commissioners outlining proposal.
- The Land Use Department met with the owner agent/contractors regarding 240 Main Street (Donelan's Building) about plans for the property. Bob Collins, agent, is scheduled to meet with the HDC next month to discuss the plans.

**Minutes**

**Laure Moore made a motion to accept minutes of February 26, 2019 as amended. George Wheatley seconded the motion. Motion passed 5 to 0.**

**Laura Moore made a motion to adjourn at 9:35pm. Maureen Giattino seconded. The motion carried 5 to 0.**

**Next Meetings April 23, 2019**

**May 21, 2019**