

TOWN OF GROTON
173 Main Street
Groton, MA 01450
Historic Districts Commission
October 22, 2019
7:30 pm
Town Hall, First Floor Meeting Room

Members Present:

Peter Benedict, Maureen Giattino, George Wheatley, Laura Moore, Greg Premru, Elena Beleno Carney

Members Absent: Elaine Chamberlain

Others Present:

Andrea Fuccione, Dennis Fuccione, Atty. Bob Collins, Gus Widmayer, Daniel Von Kohorn, Katherine Von Kohorn, Diana MacLeod, Platt Builders, Lisa Hicks, Ken Kolodziej, Jim Cleveland, Other Interested Parties

Admin Assistant:

Maureen Adema

Meeting Called to Order 7:35pm by Chair Peter Benedict

LEGAL NOTICE
GROTON HISTORIC DISTRICTS COMMISSION
PUBLIC HEARING

Andrea and Dennis Fuccione

12 Court Street

ASSESSORS MAP 113-82

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, October 22, 2019 at 7:30 p.m. at Town Hall, 173 Main Street, Groton, MA** to consider the application submitted by **Andrea and Dennis Fuccione, property owners**, for a Certificate of Appropriateness for **12 Court Street, Groton, MA, Assessors Map 113-82** to replace all windows. The windows will be Harvey Tribute, double hung windows unit size 34x68, double glazed, white, exterior A-white painted grille, simulated divided lites. And to add a driveway on the right side of the home to fit two cars tandem, 14x26x40. **Property owners: Andrea and Dennis Fuccione, 12 Court Street, Groton, MA 01450. Assessors Map 113-82.** Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Department, 2nd floor of Town Hall. Peter Benedict, Chairman

12 Court Street – replacement windows and install driveway

Owners Andrea and Dennis Fuccione were present seeking a Certificate of Appropriateness for 14 replacement windows and to install a driveway at their property 12 Court Street. The Commissioners were satisfied with the choice of the windows. Ms. Fuccione stated that the plan is to replace the rotted windows first. The Commission asked if the mailboxes located at the street on the property line were going to be relocated. Ms. Fuccione stated that the two mailboxes at the end of the property are not mailboxes that belong to 12 Court Street. There are no plans to relocate the mailboxes.

Chair Benedict asked if there were any other comments from the Commissioners.

No additional comments from Commissioners.

Chair Benedict asked if there are any abutters that wished to speak

No one wished to speak

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Elena Beleno Carney made a motion to approve in accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) to issue a Certificate of Appropriateness to Andrea and Dennis Fuccione, property owners, 12 Court Street, Groton, MA, Assessors Map 113-82 to replace 14 windows. The windows will be Harvey Tribute, double hung windows unit size 34x68, double glazed, white, exterior A-white painted grille, simulated divided lites. And to add a driveway on the right side of the home to fit two cars tandem, 14x26x40. George Wheatley seconded the motion. The motion carried 6 to 0.

LEGAL NOTICE

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING

Daniel and Katherine Von Kohorn

76 Farmers Row

ASSESSORS MAP 108-11

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, October 22, 2019 at 7:45 pm at Town Hall, 173 Main Street, Groton**, to consider the application submitted by Platt Builders for a Certificate of Appropriateness for renovation work at **76 Farmers Row, Assessors Map 108-11** property owners **Daniel and Katherine Von Kohorn** consisting of roof and railing removal above the side entrance, removal of the bulkhead entry to basement, small addition on rear of mudroom to create new access to basement and small open storage area. A new 2-panel exterior door to match style of existing mudroom door to be installed, an addition of transom window light above, extension of roof structure over the mudroom addition with new metal roof installed per submitted plans by Platt Builders. Property owners: **Daniel and Katherine Von Kohorn, 76 Farmers Row, Groton, MA 01450, Assessors, Map 108-11**. Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Dept., 2nd floor of Town Hall. Peter Benedict, HDC Chair

76 Farmers Row – Renovation work

Diana MacLeod, Platt Builders was present, representing her clients Daniel and Katherine Von Kohorn. The renovation plans for the proposed project were in the meeting packets. Ms. MacLeod provided specs sheets for proposed window and door replacements. Ms. MacLeod made some changes to the proposed work since last meeting with the Commission. The window on the side of the property will not be replaced. The roof material will be copper, may be sprayed to look aged. The snow darts will be standard, no specs at this time, although simple not ordinate. The door, that will replace the bulkhead is plain, the door will not be in use much, desire to have it blend into house, in order to have no confusion to what door is the entry door to the home. The column will match existing, simple, round, not tapered. The new roof will have larger over hang, will cover granite bench.

Chair Benedict asked if there were any other comments from the Commission

No additional comments from Commissioners

Chair Benedict asked if there any abutters that wished to speak

No one wished to speak

Elena Beleno Carney made a motion in accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) approved the application submitted by Platt Builders, Inc. 31 Adams Ave. Groton, MA for a Certificate of Appropriateness for renovation work at 76 Farmers Row Map 108-11 consisting of roof and railing removal above the side entrance, removal of the bulkhead entry to basement, add Smooth Star 2 panel square top door, small addition on rear of mudroom to create new access to basement and open storage area. A new 2-panel exterior door to match style of existing, mudroom to be installed, an addition of Pella

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Architect sash set white transom 17x36 window light above, extension of roof structure over the mudroom addition with new metal roof, copper in material installed per submitted plans by Platt Builders. Laura Moore seconded the motion. The motion carried 6 to 0.

240 Main Street – Kilbourn Place – amended plans and update

Atty. Bob Collins and owner Gus Widmayer were present to discuss amended plans for 240 Main Street, Kilbourn Place. Atty. Collins provided the Commission with a new version of the building design proposed for the site from architect Dan Quaile Lincoln Architects, Inc. Atty. Collins thinks the new design is nice and works for the site.

Atty. Collins stated the colors on the plans were not the proposed colors. There are four new windows proposed in the addition under the dormer. The windows will have window boxes. The roof is extended over the columns to make the sidewalk covered walkable space and to connect the property. The chimneys are new to the design. They would only work in the capacity of venting. The outside façade is the look of brick, the brick is faux brick. Thinking about doing something so the brick look is not so massive of a look.

The Commissioners' review of the design the was approved by the HDC in July 2019. The consensus is that the amended, updated plan is far from what was approved for the location.

HDC Questions and Concerns

- Not sure about the addition of the chimneys. They have a lot of height
The chimneys can be worked on. The plans seem to show the height more than it is. The height draws the eye up.
- Should look at making the windows on addition double windows
- Is the copula original
Yes, the location is to assist in bringing the eye down to the addition. And make the area "not boring"
- The solid brick area appears to be an ideal location for signage, possible plaza directory.
- Should an additional window be installed in this brick area?
- Should the entry door in the center building, be centered in between the columns, with windows on either side.
- Are the chimneys functional?
Not really, some venting, they are placed to far back to be used as true chimneys.
- How long is the roof connection over the sidewalk?
4ft
- The symmetry of the property is lost in tonight's plan.
- Clapboard are desired, not panels.

Atty. Collins will meet again with the Commission with a new drawing and letter stating the changes to the project. He believes the changes are minor, therefore the Certificate of Appropriateness need only to be amended vs a new application for Certificate of Appropriateness be submitted.

The new design elements not yet HDC approved consist of the following:

- Placement of the door (right side)
- The relocation/removal of the column (right side)
- Change of windows to double window, under the dormer
- Chimneys
- Siding material

The project will be required to be heard at the HDC on the signage and lighting as the project moves forward and before completion.

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8:00 pm Continued Public Hearing –
Certificate of Appropriateness – 247 Main Street renovation – Jim Cleveland

LEGAL NOTICE

GROTON HISTORIC DISTRICTS COMMISSION

PUBLIC HEARING

GWTF, LLC, Kenneth Kolodziej

247 Main Street

ASSESSORS MAP 112-45

In accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) will hold a Public Hearing on **Tuesday, August 27, 2019 at 7:45 p.m. at Town Hall, 173 Main Street, Groton, MA** to consider the application submitted by James Cleveland, Designer for **Property owner: GWTF, LLC, Kenneth Kolodziej** for a Certificate of Appropriateness for **247 Main Street, Groton, MA, Assessors Map 112-45** to paint the exterior of the house with California Paint, Historic Colors of America. Colors: Amelia, light green/gray for clapboard siding and porch posts and balusters. Classic Light Buff white for all trim and moldings, flared band course and all shake and pattern shingles at gables. Sayward Pine black for all brackets, accent bands on posts and balusters and doors. All windows will be replaced with Andersen exterior clad wood double hung windows with 2/1 grids. Front façade and building sides windows will be clad in black. All other windows will be clad in white. Door at side entry will be replaced with Andersen 3/4 lite, gridded entry door painted black. All deck boards will be replaced with composite decking charcoal in color. The existing chimney at the north side of the house will be removed. **Property owner: GWTF, LLC Kenneth Kolodziej, 10 Whiting Ave, Groton, MA 01450 for work at 247 Main Street, Groton, MA. Assessors Map 112-45.** Copies of the application and supporting materials are available for review by contacting the GHDC via the Land Use Department, 2nd floor of Town Hall.

Jim Cleveland, agent for owners of 247 Main Street was present for the continued hearing for the proposed work at 247 Main Street. The windows and doors for the proposed work were granted a Certificate of Appropriateness in August. The additional proposed work seeking a Certificate of Appropriateness consist of the decking, paint colors and removal of the chimney.

Mr. Cleveland presented 3 poster boards to Commissioners. One showed what the property would look like painted in the proposed colors, one with the finished look of the proposed renovation and one with large paint chips. Chair Benedict commented the availability of the poster boards help and have a great impact on assisting the Commission in determining appropriateness of the work for the district.

Chair Benedict asked the Commissioners for thoughts and comments on the paint colors for the home. The Commission was in agreement that the color choices were appropriate for the property and the district. Seeing the colors on the poster boards helped in visualizing the lay out of the different colors.

Mr. Cleveland stated that the chimney was not useable and is unstable. It should be removed for safety reasons. He noted the chimney is not original to the house and will not be replaced.

Mr. Cleveland supplied a sample of the proposed decking material. Along with manufacture's packet regarding the deck. The Commissioners were agreeable to the choice of decking material and color choice. Mr. Cleveland stated the columns and balusters will match, staying with the Victoriana theme of the house. One column needs to be replaced.

Chair Benedict asked if there were any other comments from the Commission
No additional comments from Commissioners

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Chair Benedict asked if there were any abutters that wished to speak
No one wished to speak

Greg Premru made a motion to grant a Certificate of Appropriateness in accordance with the provisions of Massachusetts General Laws, Chapter 40C, the Groton Historic Districts Commission (GHDC) approved the application submitted by James Cleveland, Designer for Property owner: GWTF, LLC, Kenneth Kolodziej for a Certificate of Appropriateness for 247 Main Street, Groton, MA, Assessors Map 112-45 to paint the exterior of the house with California Paint, Historic Colors of America. Colors: Amelia, light green/gray for clapboard siding and porch posts and balusters. Classic Light Buff white for all trim and moldings, flared band course and all shake and pattern shingles at gables. Sayward Pine black for all brackets, accent bands on posts and balusters and doors. All windows will be replaced with Andersen exterior clad wood double hung windows with 2/1 grids. Front façade and building side windows will be clad in black. All other windows will be clad in black. Door at side entry will be replaced with Andersen 3/4 lite, gridded entry door painted black. All deck boards will be replaced with composite decking charcoal in color. The existing chimney at the north side of the house will be removed. Property owner: GWTF, LLC Kenneth Kolodziej, 10 Whiting Ave, Groton, MA 01450 for work at 247 Main Street, Groton, MA. Assessors Map 112-45. Elena Beleno Carney seconded the motion. The motion carried 6 to 0.

The hearing for the wraparound porch, garage and addition is scheduled for November 19, 2019.

44 Farmers Row – Discussion Carriage House/Garage

Owners Ken Kolodziej and Lisa Hicks were present to discuss the proposed addition to their property at 44 Farmers Row. They are currently working on a renovation of the inside of the property. Mr. Cleveland who will also be the agent for the project was also present to discuss the project. Mr. Cleveland provided a plot plan showing the proposed location of the Carriage House/Garage. Along with diagrams of the 30x50x40 design proposal. Mr. Kolodziej stated that the logical location for the Carriage House/Garage would be off the circle driveway, where it appears parking for the house has occurred over the years. The front of the lot is rectangular, the back is open space. The propose structure is for four vehicles. It will not be connected to the house. Keeping the views on the property is a priority. Tonight's only for discussion and guidance on the project. The owners have been tracking down information on the property, looking at old deed's and photos. The homestead was established in 1797/1798. They will be working on bringing the Homestead Gardens back to their glory.

HDC Comments and Questions

- There is a restriction on 44 Farmers Row that the owner needs to take into consideration.
The owner is aware, stating the location of the proposed Carriage House has taken the restriction into consideration. The restriction is on 30 acres but the property has 5 acres in front that is not restricted.
- The chosen location appears to make sense
- Do not have the Carriage House/Garage to match the house too closely.
- A faux barn look would really work on the property.
- The large garage door
- What material would be used.
A dark stained beadboard.
- Four small, same size garage doors preferred over 2 small and 1 large
- Keep simple
- Do not care for the pitch of the roof and the dormers.

Owners Ken Kolodziej and Lisa Hicks will submit a hearing application for a Certificate of Appropriateness in the upcoming months.

Chair Peter Benedict informed Mr. Kolodziej that the walkway install at his property 20 Hollis Street should have been heard before being installed. Mr. Benedict stated all work that is a permanent change to properties in districts require a Certificate of Appropriateness.

Board Re-organization

Postponed to Spring

Commissioners input and updates

None

Admin. Updates

- **Library Roofing Project**

Vanessa Abraham, Groton Library Director contacted the HDC, sighting a concern with the meeting minutes of July 23, 2019 regarding the Library Roof Project's was approval with a Certificate of Appropriateness. The minutes states the roof material is to be natural slate in the color of Vermont Gray, the material color is actually Vermont Black. It was noted the Certificate of Appropriateness 2019-17 stated the correct material color. Ms. Abraham will be notified the correction will be reflected in the meeting minutes.

- **24 Farmers Row – Pool Permit**

A pool permit application was submitted for 24 Farmers Row. The owner of the property questioned the request/requirement for the HDC Certificate of Appropriateness. The Commission stated a Certificate of Appropriateness is required. The applicant for pool permit will be informed that a Certificate of Appropriateness is required before the pool building permit can be issued. A hearing notice and meeting with the Commission is required.

- **240 Main Street – Kilbourn Place**

The Commissioner received a copy of the letter sent to the Planning Board on September 25, 2019. The Planning Board received the letter at their meeting on September 26, 2019. There has not been a return letter or comment back from the Planning Board. The Planning Board met on October 10, 2019, the agenda called for a discussion on 240 Main Street, Kilbourn Place. The Planning Board took a vote/made a decision on Kilbourn Place on October 10, 2019. A request was made for a copy of the decision, for tonight's meeting. A copy has not been received. The owner of 240 Main Street, Kilbourn Place per Land Use meeting was informed that they will need to submit an HDC application for Certificate of Appropriateness for the lighting and signage for the property

George Wheatley made a motion to accept the minutes of September 24, 2019. Laura Moore seconded the motion. The motion passed 6 to 0.

George Wheatley made a motion to adjourn at 9:19 pm. Greg Premru seconded the motion. The motion passed 6 to 0.

Next Meetings: November 19, 2019, December 17, 2019