

Reid
1-31-92

NORTH COVE HISTORIC DISTRICT COMMISSION

MINUTES OF THE PUBLIC HEARING

January 21, 1992

RE: The application of Barbara Aubin for a Certificate of Appropriateness for the renovation of her residence at 152 North Cove Road, Old Saybrook.

Members Present: Stephen Wardlaw, Chair; Henri M. David, Jr., William Brazicki (Alt.). Absent: Charles Ficker, Jack Schneider.

The hearing was opened at 7:36 p.m. S. Wardlaw noted the subject at hand was the alteration of a non-historic structure within the North Cove Historic District. In reviewing the application the Commission should determine whether the architectural design, mass, scale and materials used were appropriate to the character and ambiance of the district.

Thomas Norton, AIA of Chester, architect for the project described the alterations to the property. The house will be substantially rebuilt as a two-story cape with the ridgeline running north/south, thus eliminating the present intersecting ridgelines. A new portico will be added on the west side, a porch to the south and on the north side a small deck or terrace is proposed. The architectural detailing will be more in keeping with the neighborhood than is that of the present structure.

Discussion from the Commission and the public covered the need for approval of a zoning variance due to the existing nonconforming setbacks; the height of the roof, configuration of deck vs patio and shrubbery. Additionally, there was discussion of roofing materials, wood shingles being historically correct. However, concern regarding fire hazard was an issue raised as well as the insurance costs relative to wood shingles.


All discussion concluded, the public hearing was closed at 8:02 p.m.

The Special Meeting of the Commission was held immediately following the public hearing. After nominal additional discussion, E. David moved and H. David seconded, and it was unanimously voted

That the Certificate of Appropriateness be granted for the plans as submitted subject to a review of the roofing materials selected and that the Commission be apprised of any changes to the plans required by the ZBA.

All business for the evening being concluded, H. David moved for adjournment at 8:08 p.m. The motion was unanimously seconded and voted.

Respectfully submitted,


Elizabeth L. David, Clerk