

East Haddam Historic District Commission

The River House

7:30 PM

March 18, 2014

Members Present: Will Brady David Nelson, Chris Miller, Steve Rossi and Pam Rubenbauer

Others Present: Ralph Parody, Susan O'dell and Rebecca Wonneberger

Call to Order

The regular meeting of the East Haddam Historic District was called to order at 7:32pm By Chairman Brady.

Public Hearing

C- 02-14 The Gelston House Restaurant is seeking a certificate of appropriateness add a covered pavilion including a cupola, to be located in the beer garden The property is located at 8 main Street East Haddam, CT 06423 Assessors Map 17 Lot 91

Chairman Brady appointed Ms. Rubenbauer to serve in place of Mr. Zirlis. Ms. Rubenbauer accepted the appointment. Mr. Parody stated he was representing The Gelston house. Chair man Brady stated they needed a letter from the Gelston House stating he was representing them and He also needed a letter from the Goodspeed stating they approved of the proposed changes. The green Cards were presented at this time. Sketches of the project were presented. Mr. Nelson asked about the shape of the windows stated he would like to see round top windows in the copula as opposed to the gothic windows that were present in drawing. Mr. Parody stated he was thinking of rectangular window. Mr. Nelson stated he did not have any objections to a rectangular window. Chairman Brady asked if the windows would be able to vent. Mr. Parody stated there would be a vent in the copula and the windows would look like they would be able to open but, they would not be able to open. Mr. Parody stated he intended on adding shutters to

the outside of the copula. Ms. Miller asked what type of shutters he would be considering. The thin shutters, Mr. Parody said. Mr. Parody also said the copula would be made of Koma Ort which is a pvc product that looked like wood. The bottom has 8x8 columns which would be made from a specially engineered Spruce. The color of the structure would be white with a green roof. Ms. Miller asked about a white roof Mr. Parody said he found the green roofs held up better. The front porch would be completely open with the main timbers exposed. Mr. Parody stated he would forward picture of the various timber lighting and products. Mr. Rossi asked about lighting both inside and out. Mr. Parody said he did not think there was a plan to light up the outside and thought they would reuse the lighting they had in the tent. The overhangs would be extended to cover the walk ways to keep the customers dry during inclement weather. Chairman Brady asked about the possibility of using a fence to camouflage the dumpsters. Mr. Parody said he intended to try and work in some kind of fence.

Mr. Rossi asked if we could grant a certificate to a restaurant. Or if we need to grant the certificate to the owner. Chairman Brady stated we could grant the certificate and sited St. Stephens church as an example.

A motion to approve the application with the following stipulations was made by Mr. Nelson

- 1. Necessity of a letter of authorization from both the lease holder and property owner stating they were being represented by Mr. Parody.**
- 2. A lighting plan including both indoor and outdoor lighting plans and examples of fixtures.**
- 3. The window shape of the copula needed to either rectangular or have a rounded top.**
- 4. Roofing material selection and color**
- 5. A request from the historic district commission to some how disguise the dumpsters and propane tank.**

The motion was seconded by Mr. Rossi and carried by unanimous voice vote.

Informal Discussion:

51 Main street Ms. O'Dell and Mr. Parody state they were there to answer some of the stipulation that had been granted in C-01-14 Pictures of lighting to be used on the front porch and under the rooflet were presented. Further discussion ensued. Mr. Parody stated the neighbors were interested in an eight foot fence Chairman Brady stated the neighbors were at the last meeting were they agreed upon a six foot high fence and that was the height allowed in the certificate. Mr. Parody stated one air-conditioning condenser would be placed near the bay window and hidden behind a retaining wall on the north side. And the other would be hidden by the fence and shrubs. Mr. Parody stated the base of the bay window was 8x18 cinder block.

Mr. Nelson made a motion to eliminate stipulation 5 and 6 from the certificate of appropriateness. The motion carried by unanimous voice vote.

Adjournment

There being no further business to discuss a motion to adjourn was made by Mr. Rossi and seconded by Mr. Nelson the meeting adjourned 8:55 pm.