

1. Historic District Commission Meeting Materials

Documents:

[APRIL 12, 2017 ACTION AGENDA.PDF](#)
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HISTORIC DISTRICT COMMISSION MEETING
MAZZA ROOM
GREENWICH, CT
APRIL 12, 2017

ACTION AGENDA

ATTENDEES PRESENT

COMMISSIONERS: STEPHEN BISHOP – CHAIRMAN, ARIS CRIST, DARIUS TORABY,

ALTERNATES: MARTIN KAGAN, ANNIE MCGINNIS

ABSENT: FI FI SHERIDAN, KATHRIN BROWN, MARIE WILLIAMS, SERENA BECHTEL

Mr. Bishop called meeting to order at 7:06pm.

* * *

1. SENSE OF THE COMMISSION

230 Mason Street

Owner: HB Nitkin Group

Represented by: Victor DeCicco, Senior Property Manager

Review preliminary design for new residential building

Motion to support the preliminary design as presented and have subsequent submitted designs reflect a more cohesive relationship between the proposed structure, the fire separation wall and the Armory building

Moved by Mr. Bishop

Seconded by Mr. Crist

Unanimous vote

Voting in favor: Mr. Bishop, Mr. Toraby, Mr. Crist, Mr. Kagan, Ms. McGinnis

2. CERTIFICATE OF APPROPRIATENESS

38 Strickland Road, Cos Cob

Owner: John Kavounas Represented by: John Kavounas

Architect: Paul Hopper, Paul F. Hopper Associates

Review plans for exterior improvements including replacing windows and slate roof, painting exterior stucco and trim, replacing walkway, re-paving driveway, changing exterior lights, adding staircases to side of house and rear deck, adding patio and extending existing deck

Motion to have the applicant resubmit design that has elimination of the chimney; have all windows specified with plans as well as new rear elevation design resubmitted to Mr. Bishop; maintain the half-timbering on the three exterior sides; solar lights to be removed from railing. Final approval to receive Certificate of Appropriateness will be based upon the approval by HDC members of new rear elevation design.

Moved by Mr. Crist

Seconded by Mr. Toraby

Voting in favor: Mr. Bishop, Mr. Toraby, Mr. Crist, Ms. McGinnis, Mr. Kagan
[alternates were asked to participate in vote]

3. CERTIFICATE OF APPROPRIATENESS

40 Strickland Road, Cos Cob

Owner: John Kavounas

Represented by: John Kavounas

Architect: Paul Hopper, Paul F. Hopper Associates

Review plans for exterior improvements including replacing windows and slate roof, painting exterior stucco and trim, replacing walkway, re-paving driveway, changing exterior lights, adding staircases to side of house and rear deck, adding patio and extending existing deck, adding some square footage, and adding and replacing garage doors

Motion to have the applicant resubmit design that has elimination of the chimney; have all windows specified with plans as well as new rear elevation design resubmitted to Mr. Bishop; half-timbering will be removed; implement the continuation of the main horizontal piece to complete exterior triangles on north, south and east exteriors; approval of corner pieces to be added.

Moved by Mr. Crist

Seconded by Mr. Toraby

Voting in favor: Mr. Bishop, Mr. Toraby, Mr. Crist, Ms. McGinnis, Mr. Kagan
[alternates were asked to participate in vote]

4. ADVISORY OPINION TO PLANNING AND ZONING

63 Church Street

Owner: Fisk Management LLC

Represented by: Neil J. Alexander, Esq., Cuddy & Fedder LLP

Architect: Richard F. Hein Architects & Assoc. PC

Review plans to convert existing 3-bedroom house in the front with a 1 -story connector to the office building in the rear into a multifamily structure with one 2-bedroom unit In the front, a covered walkway in the middle, and four I-bedroom units in the former office space at the back of the property

Motion to approve submitted design subject to applicant reappearing before the Historic District Commission to discuss architectural detailing (that include but not limited to gutters, windows, material samples and possible fencing) in keeping with the historical context of the neighborhood

Moved by Mr. Bishop

Seconded by Mr. Crist

Unanimous vote

Voting in favor: Mr. Bishop, Mr. Toraby, Mr. Crist, Mr. Kagan, Ms. McGinnis

[Ms. McGinnis departed the meeting]

MINUTES

Motion to approve minutes from February 8, 2017 meeting

Moved by Mr. Crist

Seconded by Mr. Kagan

Unanimous vote

Voting in favor: Mr. Bishop, Mr. Toraby, Mr. Crist, Mr. Kagan

DEMOLITIONS

11 Shore Acre Drive

Old Greenwich, CT

18 Grigg Street

Greenwich, CT

20 Ann Street

Old Greenwich, CT

4 Waterfall Lane

Cos Cob, CT

[note: any Greenwich resident may place a stay on a noticed demolition]. Action will be taken on placing a stay on 18 Grigg Street.

Motion to end the meeting

Moved by Mr. Kagan

Seconded by Mr. Crist

Mr. Bishop closed the meeting at 10:05 pm

REVISED FINAL AGENDA
Regular Meeting of the
Historic District Commission of the Town of Greenwich
Wednesday, April 12, 2017, 7:00 p.m.
Mazza Room, Town Hall

7:00 Welcome and introductions

7:05 SENSE OF THE COMMISSION

230 Mason Street

Owner: HB Nitkin Group

Represented by: Victor DeCicco, Senior Property Manager

Review preliminary design for new residential building

7:20 CERTIFICATE OF APPROPRIATENESS

38 Strickland Road, Cos Cob

Owner: John Kavounas

Represented by: John Kavounas

Architect: Paul Hopper, Paul F. Hopper Associates

Review plans for exterior improvements including replacing windows and slate roof, painting exterior stucco and trim, replacing walkway, re-paving driveway, changing exterior lights, adding staircases to side of house and rear deck, adding patio and extending existing deck

7:50 CERTIFICATE OF APPROPRIATENESS

40 Strickland Road, Cos Cob

Owner: John Kavounas

Represented by: John Kavounas

Architect: Paul Hopper, Paul F. Hopper Associates

Review plans for exterior improvements including replacing windows and slate roof, painting exterior stucco and trim, replacing walkway, re-paving driveway, changing exterior lights, adding staircases to side of house and rear deck, adding patio and extending existing deck, adding some square footage, and adding and replacing garage doors

8:20 ADVISORY OPINION TO PLANNING AND ZONING

64 Church Street

Owner: Fisk Management LLC

Represented by: Neil J. Alexander, Esq., Cuddy & Fedder LLP

Architect: Richard F. Hein Architects & Assoc. PC

Review plans to convert existing 3-bedroom house in the front with a 1-story connector to the office building in the rear into a multifamily structure with one 2-bedroom unit in the front, a covered walkway in the middle, and four 1-bedroom units in the former office space at the back of the property

8:50 Minutes

9:00 Demolitions