

1. Historic District Commission Regular Meeting Materials

Documents:

[APRIL 13, 2016 ACTION AGENDA.PDF](#)
[APRIL 13, 2016 MEETING AGENDA.PDF](#)

HISTORIC DISTRICT COMMISSION MEETING
TOWN HALL MEETING ROOM
GREENWICH, CT
APRIL 13, 2016

MINUTES

ATTENDEES PRESENT

COMMISSIONERS: STEPHEN BISHOP – CHAIRMAN, NOBLE WELCH, FI FI
SHERIDAN, KATHRIN BROWN, DARIUS TORABY

ALTERNATES: MARIE WILLIAMS, JENNIFER KOSSLER

ABSENT: ARIS CRIS, LLOYD HULL

Mr. Bishop called meeting to order at 7:08pm.

Mr. Bishop announced that additional testimony will not be taken regarding the Neighbor-to-Neighbor application

* * *

1. 117 GREENWICH AVENUE
GREENWICH, CT

PRESENTED BY: BRUCE COHEN AND PETER HELMS

REPRESENTED BY: BRUCE F. COHEN, ESQ., FOGERTY COHEN SELBY & NEMIROFF
LLC

OWNER: 117 GREEN LLC

ADVISORY OPINION TO PLANNING & ZONING

Review proposal to permit an office use on the second floor of the building not related to the retail use on the first floor and evaluate the appropriateness of that use as it relates to the request for Historic Overlay designation.

Mr. Bishop asked the applicant to provide each HDC member a copy of ALL historic photographs offered during the April 13, 2016 presentation for review. No decision was rendered at this time.

2. 29 TACONIC ROAD
GREENWICH, CT

AS NO REPRESENTATIVE FOR 29 TACONIC ROAD WAS AVAILABLE, MR. BISHOP ADVISED MEMBERS TO REVIEW THE APPLICATION
OWNER: ELISE HILLMAN GREEN

CERTIFICATE OF APPROPRIATENESS [LOCAL HISTORIC PROPERTY]

Review plans to 1) replace current golden-colored stain on clapboard with white semi-glass paint; 2) replace white plastic shutters with wood or composite black, as old photo show; 3) replace asphalt roof with cedar shingles; and 4) replace the gutters with red copper gutters.

A motion to accept and approve plans submitted to the Historic District Commission for April 13, 2016 for applicant to receive a Certificate of Appropriateness

Moved by: Mr. Bishop
Seconded by: Mr. Toraby

Unanimous vote

Voting in favor: Mr. Bishop, Mr. Welch, Ms. Sheridan, Ms. Brown, Mr. Toraby

3. 24 EAST ELM STREET
GREENWICH, CT

PRESENTED BY: RICH GRANOFF, R.S. GRANOFF ARCHITECT, P.C.
REPRESENTED BY: CHIP HASLUN, II, ESQ.
OWNER: 24 EAST ELM LLC

ADVISORY OPINION TO PLANNING & ZONING

Review plans for proposed addition for requested Historic Overlay designation.

Mr. Bishop asked the applicant to supply a rendering (images) of the building to include shutters to HDC members for review. While no decision was rendered at this time, members of the HDC approved the direction the application was taking towards identifying and preserving the architecturally significant elements of the building.

Moved by Mr. Toraby
Seconded by Mr. Bishop

Unanimous vote

Voting in favor: Mr. Bishop, Mr. Welch, Ms. Sheridan, Ms. Brown, Mr. Toraby, Ms. Williams, Ms. Kossler

4. 330 RAILROAD AVENUE
GREENWICH, CT

PRESENTED BY: RICH GRANOFF, R.S. GRANOFF ARCHITECT, P.C.
OWNER: 330 RR LLC

ADVISORY OPINION TO PLANNING & ZONING

Review revisions to previous application for building renovations for requested Historic Overlay designation.

A motion to accept and approve plans submitted to the Historic District Commission for April 13, 2016 meeting.

Moved by Ms. Brown
Seconded by Ms. Kossler

Unanimous vote

Voting in favor: Mr. Bishop, Mr. Welch, Ms. Sheridan, Ms. Brown, Mr. Toraby, Ms. Williams, Ms. Kossler

5. 220 EAST PUTNAM AVENUE
GREENWICH, CT

REPRESENTED BY: R.S. GRANOFF ARCHITECT, P.C.
OWNER: PARISH OF CHRIST CHURCH, GREENWICH, CT

ADVISORY OPINION TO PLANNING & ZONING

Commission discussion and vote on proposed exterior of new institutional building located on property in Putnam Hill Historic District [NRHP]. No additional testimony to be heard. Continued from March 9, 2016 meeting.

Ms. Sheridan recused herself from the discussion and vote.

A motion to not approve the proposed application based upon the building's lack of any design style and overpowering size that would have a negative impact on the historic site. Further, the proposed design does not meet the standards of the Historic District Commission. Additionally, if lower rooflines and a historically compatible design in character could be implemented, the Historic District Commission could receive the design more favorably.

Moved by Mr. Toraby
Seconded by Ms. Brown

Unanimous vote

Voting in favor: Mr. Bishop, Mr. Welch, Ms. Brown, Mr. Toraby, Ms. Williams, Ms. Kossler

Mr. Bishop closed the meeting at 9:09 pm.

FINAL AGENDA

Regular Meeting of the
Historic District Commission of the Town of Greenwich

Wednesday, April 13, 2016, 7:00 p.m.

Town Hall Meeting Room

7:00 Welcome and introductions

7:05 CERTIFICATE OF APPROPRIATENESS

29 Taconic Road
Owner: Elise Hillman Green
Roofing Contractor: Landmark Exteriors

Review plans to 1) replace current golden-colored stain on clapboard with white semi-gloss paint; 2) replace white plastic shutters with wood or composite black, as old photos show; 3) replace asphalt roof with cedar shingles; and 4) replace the gutters with red copper gutters

7:35 ADVISORY OPINION TO PLANNING AND ZONING

117 Greenwich Avenue
Owner: 117 Green LLC
Represented by: Bruce F. Cohen, Esq., Fogarty Cohen Selby & Nemiroff LLC

Review proposal to permit an office use on the second floor of the building not related to the retail use on the first floor and evaluate the appropriateness of that use as it relates to the request for Historic Overlay designation

8:05 ADVISORY OPINION TO PLANNING AND ZONING

24 East Elm Street
Owner: 24 East Elm LLC
Architect: Granoff Architects
Represented by: Chip Haslun, II, Esq.

Review plans for proposed addition for requested Historic Overlay designation

8:35 ADVISORY OPINION TO PLANNING AND ZONING

330 Railroad Avenue
Owner: 330 RR LLC
Architect: Granoff Architects

Review revisions to previous application for building renovations for requested Historic Overlay designation

9:05 ADVISORY OPINION TO PLANNING AND ZONING

220 East Putnam Avenue
Owner: Parish of Christ Church, Greenwich, CT
Applicant: Neighbor-to-Neighbor
Represented by: R. S. Granoff Architect, P.C.

Commission discussion and vote on proposed exterior of new, institutional building located on property in Putnam Hill Historic District. No additional testimony to be heard. Continued from March 9, 2016 meeting.

9:35 Demolitions

9:45 Approval of Minutes