

1. Historic District Commission Regular Meeting Materials

Documents:

[MAY 11, 2016 ACTION AGENDA.PDF](#)  
[MAY 11, 2016 MEETING AGENDA.PDF](#)

HISTORIC DISTRICT COMMISSION MEETING  
MAZZA ROOM  
GREENWICH, CT  
MAY 11, 2016

MINUTES

**ATTENDEES PRESENT**

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

ALTERNATES: MARIE WILLIAMS

ABSENT: ARIS CRIS, LLOYD HULL, DARIUS TORABY, JENNIFER KOSSLER HAOUARI

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

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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.

[NOTE: continued from last month's meeting]

A motion to approve historic overlay be granted to 117 Greenwich Avenue regarding plans submitted to the Historic District Commission on May 11, 2016, *only* if the below conditions were met:

- 1.) The applicant shall restore the first floor cornice with brackets similar to what is shown in the 1909 photograph that was submitted with the proposal. The bracket design shall try to minimize the projection outward from the building and reduce the bracket size in order to be more in keeping with the historic condition.
- 2.) The replication of the historic sill shown on the revised drawings shall be maintained

and the applicant shall incorporate as best as possible the same motif or rosette (with the small curved return in the upper corners) similar to the 1909 (above mentioned) photo.

3.) The lower sill paneling noted above shall be carried over to both doors. The height of the bottom door panels shall be consistent with the height of the panels under the bay windows.

4.) The solid wall on the right hand side of the entrance door to the second and third floor levels will need to incorporate an applied molding similar to the 1909 photograph.

5.) Transom windows shall be installed above each of the doors to provide a similar look as shown in the 1909 photograph. [Note: These will be new transom windows and the large square transoms that currently exist do not need to be maintained.]

6.) An opening in the ceiling inside the left door shall be provided to allow light from the transom window into the retail space. The ceiling in the foyer for the residential tenants is already at a height to accommodate the transom at this entrance.

7.) The applicant shall return to the HDC with construction drawings and present samples of all materials, including the aluminum frame door, color samples, Azek material, shutters and shutterdog hardware.

Moved by: Ms. Williams  
Seconded by: Ms. Brown

Majority vote: 3-2

Voting in favor: Mr. Bishop, Ms. Brown, Ms. Williams

Voting as opposed: Mr. Welch, Ms. Sheridan

#### MINUTES

Motion to approve minutes from April 13, 2016 meeting

Moved by Ms. Brown  
Seconded by Ms. Williams

Unanimous vote

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

Mr. Bishop closed the meeting at 9:00 pm.

## FINAL AGENDA

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

Wednesday, May 11, 2016, 7:00 p.m.  
Mazza Room, Town Hall

7:00 Welcome and introductions

7:05 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

Continued from last month's meeting.

7:35 NEW BUSINESS

Review decision of Conservation Commission to approach the Town of Greenwich regarding the acquisition of Byram Cemetery

8:05 Demolitions

8:15 Approval of Minutes