

1. Historic District Commission Regular Meeting Materials

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ACTION AGENDA
Regular Meeting of the
Historic District Commission of the Town of Greenwich
Wednesday, September 13, 2017, 7:00pm
Hayden Room, Town Hall

ATTENDEES PRESENT

COMMISSIONERS: STEPHEN BISHOP – CHAIRMAN, DARIUS TORABY, FI FI
SHERIDAN, KATHRIN BROWN, ARIS CRIST

ALTERNATES: MARIE WILLIAMS, SERENA BECHTEL

Arrived late: MARTIN KAGAN, 7:13; ANNIE MCGINNIS 7:35

Mr. Bishop called meeting to order at 7:05pm.

1. CERTIFICATE OF APPROPRIATENESS

295 TACONIC ROAD [Stanwich road Local Historic District]
Owners: Jessica and Rocky Bryant
Contractor: Jeff Newton Construction, LLC

Review proposal to replace existing EPDM (rubber) roof above front porch with a flat seam copper roof

Motion to accept and approve application as presented
Moved by Mr. Toraby
Seconded by Ms. Sheridan
Unanimous vote

Voting in favor: Mr. Bishop, Ms. Sheridan, Ms. Brown, Mr. Crist, Mr. Toraby (vote can only be taken from regular Commissioners)

2. ADVISORY PLANNING & ZONING

140 Greenwich Avenue
Owner: Willgreen Holdings LLC
Represented by: Jim Sackett, VP, CPG Architects

Review revised proposal to convert vacant 2nd floor at the Annex to two residential apartments each with 2 bedrooms and 2 ½ bathrooms, with new entrance lobby,

elevator and fire. Existing car elevator, associated roof bulkhead and exterior fire escape will be removed and selected windows resized to accommodate new interior functions. Closed-off windows will be reopened where possible. Fire shutters or sprinkler curtains will be installed at all window openings to adjacent properties to meet building code requirements and will be of a design appropriate to the age of the Annex. Two new skylights are proposed and new rooftop HVAC provided, and roof will be accessible via stair for potential private roof terrace for each apartment.

Review adjacent property (a.k.a. "Tiffany Building") jointly for HDC opinion on HO designation

Move to approve changes that are made to annex building as presented with steel windows and, in the event that the window materials needs to be changed, the applicant must return to HDC to present a new proposal

Moved by Mr. Toraby
Seconded by Mr. Crist
Unanimous vote

Voting in favor: Mr. Bishop, Ms. Sheridan, Ms. Brown, Mr. Crist, Mr. Toraby, Mr. Kagan, Ms. Bechtel, Ms. McGinnis, Ms. Williams

Move to approve application as presented that "Historic Overlay be extended to the rest of the property (140 Greenwich Avenue)". Historic District Commission strongly recommends this action

Moved by Mr. Kagan
Seconded by Ms. Brown
Unanimous vote

Voting in favor: Mr. Bishop, Ms. Sheridan, Ms. Brown, Mr. Crist, Mr. Toraby, Mr. Kagan, Ms. Bechtel, Ms. McGinnis, Ms. Williams

3. ADVISORY TO PLANNING & ZONING

63 CHURCH STREET

Owner: Fisk Management LLC

Represented by: Thomas J Heagney, Esq., Heagney, Lennon & Slane, LLP

Architect: Richard F. Hein Architects & Assoc PC

Review revisions to previously approved plans to convert existing 3-bedroom house in the front with a 1-story connector to the office building in the rear into a multi-family 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 to include:

1. Maintain roofscape on the exiting front building;
2. Reconstruct the front building's porch to match existing conditions;
3. Feature uniform hardi-plank clapboard siding
4. Remove the curved mansard
5. Simplify the façade with a single window type; and
6. Reduce the bulk via flat roof design over a portion of the building

Motion to accept and approve application as presented

Moved by Ms. Sheridan

Seconded by Mr. Kagan

Unanimous vote

Voting in favor: Mr. Bishop, Ms. Sheridan, Ms. Brown, Mr. Crist, Mr. Toraby, Mr. Kagan, Ms. Bechtel, Ms. McGinnis, Ms. Williams

MINUTES

Motion to approve July 12, 2017 minutes

Moved by Mr. Kagan

Seconded by Mr. Crist

Unanimous vote

Voting in favor: Mr. Bishop, Ms. Sheridan, Ms. Brown, Mr. Crist, Mr. Toraby, Mr. Kagan, Ms. Bechtel, Ms. McGinnis, Ms. Williams

DEMOLITIONS

702-708 Steamboat road
Greenwich

421 Field Point road
Greenwich

257 Bruce Park Avenue
Greenwich

125 Hamilton Avenue
Greenwich

201 Clapboard Ridge
Greenwich

139 North Street
Greenwich

22 Close road

Greenwich

10 Sound Beach Avenue ext.
Old Greenwich

11 Anthony Place
Riverside

Byron road
Old Greenwich

21 Meadowbank Road
Old Greenwich

25 Nawthorne road
Old Greenwich

25 West Way
Old Greenwich

148 East Elm Street
Greenwich

[note: any Greenwich resident may place a stay on a noticed demolition].

Motion to end the meeting
Moved by Mr. Bishop
Seconded by Mr. Crist

Mr. Bishop closed the meeting at 8:49p.m.

FINAL AGENDA
Regular Meeting of the
Historic District Commission of the Town of Greenwich
Wednesday, September 13, 2017, 7:00 p.m.
Evarista Room (3rd Floor), Town Hall

Welcome and introductions

CERTIFICATE OF APPROPRIATENESS

295 Taconic Road
Owners: Jessica and Rocky Bryant
Contractor: Jeff Newton Construction, LLC

Review proposal to replace existing EPDM (rubber) roof above front porch with a flat seam copper roof

ADVISORY OPINION TO PLANNING AND ZONING

140 Greenwich Avenue
Owner: Willgreen Holdings LLC
Represented by: Jim Sackett, VP, CPG Architects

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Review adjacent property (Tiffany Building) jointly for our opinion on HO designation.

ADVISORY OPINION TO PLANNING AND ZONING

63 Church Street
Owner: Fisk Management LLC
Represented by: Thomas J. Heagney, Esq., Heagney, Lennon & Slane, LLP
Architect: Richard F. Hein Architects & Assoc. PC

Review revisions to previously approved 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 to include

1. Maintain the roofscape on the existing front building;
2. Reconstruct the front building's porch to match existing conditions;
3. Feature uniform hardi-plank clapboard siding;
4. Remove the curved mansard;
5. Simplify the facade with a single window type; and
6. Reduce bulk via flat roof design over a portion of the building.

Minutes

Demolitions