1. Historic District Commission Regular Meeting Materials

Documents:

NOVEMBER 19, 2015 MEETING AGENDA.PDF
NOVEMBER 19, 2015 ACTION AGENDA.PDF
FINAL AGENDA

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

Thursday, November 19, 2015, 7:00 p.m.
Mazza Room, Town Hall

7:00 Welcome and introductions

7:05 CERTIFICATE OF APPROPRIATENESS

29 Taconic Road, Greenwich, Stoneybrook Farm
Owners: Greg and Elise Green
Represented by: Sam Fitzgerald, AIA, BD Design Group

Review plans to enclose an existing porch and construct a new open porch

7:35 ADVISORY OPINION TO PLANNING & ZONING

19 East Elm Street
Represented by: Eric V. P. Brower, AICP
Architect: RIDBERG & Associates

Review property for appropriateness of Historic Overlay

7:50 SENSE OF THE COMMISSION

28 Havemeyer Place
Represented by: W. I. Haslun II, Esq. of Johnson, Haslun & Hogeman, LLP

Review proposed changes: exterior stair, new arched window, frameless glass entry, taller windows, and demolition of drive-through

8:20 CERTIFICATE OF APPROPRIATENESS

181 West Putnam Avenue, Audi Greenwich Sales
Owner: Country Realty Co.
Represented by: Thomas J. Heagney, Esq.

Review proposal to relocate the John Addington House and remove a non-historic bathroom addition from the structure

8:50 Minutes

9:00 Demolitions

60 Lockwood Road, Riverside
HISTORIC DISTRICT COMMISSION MEETING
MAZZA ROOM
TOWN HALL
GREENWICH, CT
NOVEMBER 19, 2015

ACTION AGENDA

ATTENDEES PRESENT
COMMISSIONERS: STEPHEN BISHOP – CHAIRMAN, ARIS CRIST, NOBLE WELCH, KATHRIN BROWN, DARIUS TORABY, FI FI SHERIDAN,

ALTERNATES: JENNIFER KOSSLER, MARIE WILLIAMS

ABSENT: LLOYD HULL

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

* * *

1. 19 EAST ELM STREET
GREENWICH, CT

PRESENTED BY: ANNE H. YOUNG

CONSIDERATION OF SUBSEQUENT FINDINGS FOLLOWING HISTORIC-OVERLAY DECISION REGARDING 19 EAST ELM STREET

Ms. Young read the following statement: At a meeting conducted on November 19, 2015, the Historic District Commission reexamined 19 East Elm Street’s application for Historic Overlay and added the below findings to their previous decision rendered on October 14, 2015 (a unanimous decision to approve that the applicant successfully proved the historic significance of 19 East Elm Street for rezoning and endorse having 19 East Elm Street receive historic overlay as it is consistent and complies with Sec. 6-109.1 “Historic Overlay Zone” (3) “Standards” subsection (a)(1) The uniqueness of the structure, and, (a)(3) The distinctiveness of the architectural character of the structure of the Greenwich Municipal Code) that:

19 East Elm Street’s renovations have been needed to assure its continued use and, that the additional information supplied by the Historic Resources & Survey inventory that identified the site’s architecturally significant details as “retained scalloped shingles in the gable peaks”, has not radically changed nor were they destroyed (again following the Secretary of the Interior’s guide regarding the basic treatment of all historic buildings--identifying, retaining,
and preserving the detailing of those architectural materials and features that are important in defining the building’s historic character).

19 East Elm Street has demonstrated that its additions have abided by all of the ten standards of the Secretary of the Interior’s Standards for Rehabilitation and specifically addresses that the 19th century component of 19 East Elm Street is still available so that if the new additions were removed in the future, the essential form and integrity of the historic property would reveal it to be unimpaired.

19 East Elm Street has been deemed ‘historic’ by age (having been built in 1895)

19 East Elm Street has further followed the Secretary of the Interior’s guide to “Wood” in that the full structure has used this material and as such, allows the importance of the materials which has played a central role in American building during every period and in every style and is considered important in defining the historic character of the building.

19 East Elm Street is the last remaining 19th century wooden structure between Greenwich Avenue and Mason Street and is deserving of receiving historic overlay status to be able to remain and serve as a reminder of the town’s past.

19 East Elm Street displays on the Elm Street frontage continued scalloped shingles in the gable peaks, an entrance, wood clapboard siding, an arched window and an asymmetrical two and one-half story form – all being identifying features of the Queen Anne architectural style.

A motion to approve additional findings and require the applicant to appear before the Historic District Commission when a roof will be required to replace the current one to discuss its replacement with the appropriate materials to ensure the structure maintains integrity.

Moved by Mr. Toraby and seconded by Ms. Brown

Unanimous vote

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

2. 29 TACONIC ROAD
GREENWICH, CT

PRESENTED BY: SAM FITZGERALD, AIA, BD DESIGN GROUP
OWNER: GREGORY AND ELISE GREEN
CERTIFICATE OF APPROPRIATENESS REQUESTED

Review plans to enclose an existing porch and construct a new open porch

Motion to approve plans as presented to the Historic District Commission on November 19, 2015

Moved by Mr. Toraby and seconded by Ms. Brown

Unanimous vote

Voting in favor: Mr. Bishop, Mr. Welch, Ms. Sheridan, Ms. Brown, Mr. Toraby, Mr. Crist, Ms. Williams (substituting for Mr. Hull)

3. 181 WEST PUTNAM AVENUE
GREENWICH, CT

PRESENTED BY: JOHN HEAGNEY REPRESENTING THOMAS J. HEAGNEY
OWNER: COUNTRY REALTY CO.

CERTIFICATE OF APPROPRIATENESS REQUESTED

No motion was taken at this time. Applicant has been asked to submit further information to the commissioners as follows:

Provide documentation of original location of John Addington House.
Check foundation for age and produce written findings.
Investigate historic plantings surrounding John Addington House and produce a list.
Arrange for site visit by Historic District Commissioners prior to December 9, 2015.
Review the Secretary of the Interior’s standards on moving historic structures and produce information that the applicant is in compliance with those standards.
Produce background on the granting of “historic overlay status” from 1984-87 by Planning & Zoning Commission showing benefits received by applicant at that time, easements, preservation of John Addington House, plantings.
Produce information on whether the structure will maintain its designation on CT-SRHP after the move.
Produce information if a bathroom is required by the Building Department and/or Planning & Zoning since the structure MUST be open to the public Monday-Friday from 9-5 and will continue to do so should the structure be moved. A revised site plan may be required pending the outcome of this finding.
For the site visit, the applicant will place (to the best of their ability) four marks showing the proposed future site of the house.

Chairman Bishop adjourned the meeting at 8:47pm