

FINAL MINUTES
Regular Meeting of the
Historic District Commission of the Town of Greenwich
Wednesday, January 9, 2018, 7:00pm
Mazza, Town Hall

ATTENDEES PRESENT

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

ALTERNATES: ANNIE MCGINNIS, MARIE WILLIAMS (arrived 7:06)

ABSENT: MARTIN KAGAN, SERENA BECHTEL, CYNTHIA SMITH,

Mr. Bishop called meeting to order at 7:04pm

1. 47 Strickland road
Cos Cob, CT 06807
Owner: Greenwich Historical Society
Represented by David Scott Parker Architects

CERTIFICATE OF APPROPRIATENESS

COA is being requested as site is located in Strickland Road Local Historic District

Review proposal to reconstruct existing historic wood grape arbor and bluestone walkway to match details of original, including original river rock swale. Add accessible steel handrail.

Debra Mecky, Greenwich Historical Society Director, began the presentation. She commented that the last project is the grape arbor (of the Historical Society's Reimagined Campus plan) that is part of their historic landscape plan. When the parking lot was recently removed, it enabled the present garden and arbor to be enlarged.

Dr. Mecky continued saying the posts will go three feet underground into concrete. The breadth of the arbor will be wider as the Historical Society is improving upon the arbor's historic character. Further, the arbor will be higher by approx. 6-8 inches and this will provide more accessibility (it is a main access route from the Historical Society's Education Center to the Bush-Holley House).

There will be a soil addition (as seen in historic photographs) and would include pebble stones and drainage is to be provided to prevent 'backup' along the walkway. Further, ADA handrails and appropriate lighting will be included.

Ms. McGinnis inquired if the new surface will be bluestone.

Dr. Mecky confirmed.

Dr. Mecky added that when the Archives Building was removed, professionals placed temporary support to the arbor to ensure its protection.

Ms. Williams asked if the latticework supporting the grape arbor would be visible?

Dr. Mecky replied yes, that when the pitching was put up. It was raised which allowed the grapevine to grow.

Ms. Williams responded asking if the latticework will be the same as the photograph?

Dr. Mecky affirmed

Ms. McGinnis wondered if the vines would be moved?

Dr. Mecky said no.

Mr. Toraby inquired about the width.

Dr. Mecky responded that the proposal does call for the walkway to be wider. Originally, when the vines were planted, the walkway was wider than the present one (which was constructed in 2000).

Mr. Crist asked what material the rail would be.

Dr. Mecky said metal and that it would be coordinated with the other metal finish.

Mr. Toraby commented that even though the posts will be sturdy (into the concrete), the knee braces added a lot to the charm of the previous trellis that are missing here. Structurally, this helps to secure the lattice top.

Dr. Mecky said we are looking to perform a historic restoration and not a replacement of 2000 version.

Mr. Toraby said that you are now changing the size.

Dr. Mecky stated that when the trellis was constructed in 2000, it was incorrectly done.

Mr. Toraby said that if you are doing a historic restoration, then the railings that you are adding are not true.

Dr. Mecky understood the comment and added that we need the railings, as the town requires it.

Motion to accept application as presented

Moved by Ms. Sheridan

Seconded by Ms. Brown

Unanimous Vote

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

2. 55 Arch Street
Greenwich, CT 06830
Represented by Rudy V. Ridberg, AIA, Ridberg & Associates Architects PC

Review and discuss preliminary plans. Not for final decision.

Mr. Ridberg began his presentation and located the site being at the corner of Grigg and Arch Streets. When he discussed the project with the Director of Planning & Zoning and discussed various options, the opinion was that the corner is historically and visually important. The option that both felt was worthy to pursue was applying for Historic Overlay (as the house was built originally in the early 1900s -- pre-zoning). Mr. Ridberg noted that during the building's history, some additions along with the original structure presented some non-conforming issues so that by selecting to apply for and receive a Historic Overlay designation, the applicant will bring the building to conformity, retain (not change the footprint of the existing building) and address restoration issues and apply for a FAR incentive (to build out the second and third floor) that Historic Overlay allows for.

The parking would be changed with an entrance from Grigg Street and no longer through the Municipal Parking side.

Mr. Ridberg continued saying that by having Historic Overlay on the property, it allows the owner to maintain any use in that zone, and the concept of adding 2 second-floor additions (an addition of up to 625 sq.) would allow the first and second floor to be office/retail and the third floor be residential. This is still at the conceptual stage. Further, Shutters would be added to give the building some character.

Mr. Ridberg then said what he is looking to get feedback on is if HDC would approve an addition in keeping with the same character of the building, the windows may move slightly, a new elevator will be added to the side of the building (outside to allow full access at grade) and the ramp would be removed.

Mr. Bishop reminded the members that the applicant is only looking for a Sense of the Commission.

Mr. Ridberg said that another scheme for consideration would have a stucco siding and not a clapboard one.

Mr. Ridberg showed a sketch that included an addition of a small conservatory. This use would have a small restaurant and could combine the retail in a restaurant atmosphere.

Mr. Bishop asked if you were to stay with clapboard would the aluminum siding come off?

Mr. Ridberg said yes. He hoped Hardee-Plank clapboard could be considered.

Mr. Bishop said both shingle and clapboard are attractive. Mr. Bishop added that he personally would lean towards clapboard.

Ms. McGinnis stated that she was leaning towards keeping more of the clapboard.

Mr. Bishop added that it wasn't uncommon for old buildings to mix shingle and clapboard.

Mr. Ridberg also stated that depending upon the HDC's thoughts, he would return with full drawings.

Ms. Brown inquired if the conservatory could be constructed with clapboard.

Mr. Ridberg responded yes.

Ms. Brown commented that Mr. Ridberg's designs are beautiful but the first design is more historical.

Mr. Bishop is worried that the applicant may go too far away from the historical context if choosing the design with the conservatory.

Ms. Sheridan stated that she prefers the first design and feels it would be perfect for the HO and for Greenwich although she too finds the idea of a conservatory charming but not necessarily historically appropriate for the site.

Mr. Bishop stated that he did not have a problem with the Hardee-Plank.

Mr. Toraby agrees and felt that the site plans for both are smart and appropriate.

Mr. Bishop stated that based upon what he heard from the HDC members, that Mr. Ridberg's plan is meritorious and the building merits a Historic Overlay designation but the HDC would lean more towards supporting a clapboard design rather than using

stucco. Mr. Bishop further added that the HDC supported the additional square footage to be added to the structure.

The HDC membership agreed:

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

3. 102, 106, 108, 110, 112 and 118 Sheep Hill road
Riverside, CT 06878
Owner: Dunwoodie LLC
Represented by: Peter F. Alexander, Landscape Architect Planner

ADVISORY TO PLANNING & ZONING

Review request for Advisory Opinion to Planning & Zoning regarding Historic Overlay recommendation for 102, 106, 108, 110, 112 and 118 Sheep Hill road

Applicant was not present. Postponed until further notice.

MINUTES

Motion to approve December 8, 2018 minutes

Moved by Mr. Bishop

Seconded by Mr. Toraby

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

DEMOLITIONS

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

46 Meadow Road (1936)
Riverside, CT

15 Oakridge Road
Greenwich CT

Motion to end meeting

Moved by Mr. Toraby

Seconded by Ms. Sheridan

Meeting adjourned at 8:05pm