

MINUTES  
Regular Meeting  
Historic District Commission of the Town of Greenwich  
Wednesday, January 10, 2018, 7:00pm  
Mazza Room, Town Hall

**ATTENDEES PRESENT**

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

ALTERNATES: MARIE WILLIAMS, SERENA BECHTEL, CYNTHIA SMITH

ABSENT: MARTIN KAGAN, ANNIE MCGINNIS, DARIUS TORABY

Mr. Bishop called meeting to order at 7:25pm and addressed two outstanding items:

- 1) Mr. Bishop received asked for and received consensus that the stonework being created on the foundation for the Addington House was appropriate, and
- 2) Mr. Bishop asked for a sense of the commission regarding efforts towards working to preserve 672 Steamboat road (1840) as the structure is in the R-6 zone and is presently limited to FAR variances and would not be eligible to receive the incentives being proposed for under the new Historic Overlay incentive regulations. Mr. Bishop asked if HDC members could confirm to providing support if needed. The members felt the structure and site worthy.

1. ADVISORY OPINION TO PLANNING & ZONING

18 Grigg Street  
Owner: Cheryl Tague, Core Home Downtown LLC  
Architect: Core Home Collaborative

Review plans to move existing building 6 feet to the west, remove back and side additions and replace asphalt roof with wood shake roof and round copper gutters

Continued from December 6 regular HDC meeting and December 15 site visit [2017]

Discuss applicant's request for the Commission to support request to P&Z to receive additional FAR as per section 6-205(b) of the Greenwich Municipal Code in exchange for applicant's agreement to preserve and protect the historic structure in exchange for zoning bonuses provided for by Section 6-205(b) of the Greenwich Municipal Code

Ms. Tague recapped from her previous two presentations.

Ms. Tague stated that she reworked the plans and landscaping. The current proposal gives a nicer appearance to the proposed new structure and allow for Linden trees to be planted on both sides. By moving the original structure 6 feet (west), a balanced and symmetrical feel is achieved, landscaping becomes proportional and a parking space along the eastern side of the house is realized. Further, the original structure will have three trees in front and a tall hedge on its west side (and there would be green on both sides).

Mr. Bishop asked to be shown the wings that are to be removed from the present structure. Ms. Tague identified the one story on the west side (addition) and the shed addition in the rear. Ms. Tague continued saying that all original windows are to remain, and the east, west and north sides are to remain and clapboard too.

Ms. Tague added that the roof will be rebuilt and that the corner post/trim will be extended once the rear shed has been removed. Ms. Tague identified that a garage would be created and accessed in the rear of the building.

Ms. Williams asked for clarification of the garage. Ms. Tague responded that the new building would face the garage doors of the present building.

Mr. Bishop asked if the applicant still was planning to remove the Yankee gutter and replace it with half round copper gutters. The applicant confirmed.

Ms. Sheridan inquired about the roof. Ms. Tague responded that presently, the roof was an asphalt shingle and she plans to reroof it with a wood shake shingle.

Mr. Bishop commented that the chimney is being removed. The applicant confirmed. Mr. Bishop stated he would prefer having the chimney preserved but understands that the applicant would want it removed on the inside for space but questions the plausibility in having a decorative chimney. Ms. Tague was unsure about the cost but stated she was willing to consider a real chimney on the side of the house in brick.

Mr. Bishop guided the vote stating that it should only include members who attended the meetings (most importantly the site meeting of December 2017) when Ms. Tague presented as her application would be best represented by those attendees.

Motion approve the application as submitted including moving the building 6 feet to the west, the removal of one story on the west side and the shed addition in the rear, building a new foundation faced with brick (antique looking), removing the box gutters to be replaced with a half round copper gutter; keeping all the windows as is; replacing the asphalt roof with a wood shingle roof; and ensuring the front porch and height of the house will remain as is. Applicant will return with samples for HDC

approval. And, if that is performed, then HDC supports the application for Historic Overlay for the applicant to pursue a zoning bonus.

Moved by Stephen Bishop  
Seconded by Fi Fi Sheridan

Unanimous vote

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

2. Welcome and introduction of new HDC member (alternate) Cynthia Smith

#### OTHER BUSINESS

Discuss property at 672 Steamboat Road for historic significance

#### MINUTES

Motion to approve December 6, 2017 minutes

Moved by Stephen Bishop  
Seconded by Aris Crist

Unanimous vote

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

Motion to approve December 15, 2017 minutes [site meeting]

Moved by Kathrin Brown  
Seconded by Stephen Bishop

Unanimous vote

Voting in favor: Mr. Bishop, Ms. Sheridan, Ms. Brown [attendees at the site meeting]

#### DEMOLITIONS

131 Havemeyer place, 1911  
Greenwich, CT

5 Meadow Place  
Old Greenwich, CT

5 Key Stone Lane

Riverside, CT

[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 8:45p.m.