HISTORIC DISTRICT COMMISSION MEETING
MAZZA ROOM
TOWN HALL
GREENWICH, CT
MAY 13, 2015

MINUTES

ATTENDEES PRESENT
COMMISSIONERS: STEPHEN BISHOP – CHAIRMAN, KATHRIN BROWN, NOBLE WELCH, DARIUS TORABY, FI FI SHERIDAN [late 7:31], LLOYD HULL, ARIS CRIS

ALTERNATES: JENNIFER KOSSLER, MARIE WILLIAMS

ABSENT: NONE

Mr. Bishop called meeting to order at 7:07pm.

* * *

1. 165 SHORE ROAD
OLD GREENWICH, CT

PRESENTED BY: CHRIS FRANCO
REPRESENTED BY: CHRISTOPHER P. FRANCO
OWNER: HARBOR HOUSE INN, LLC.

ADVISORY OPINION TO PLANNING & ZONING [REQUESTED]
Review plans to restore the exterior of a 23-room hotel and convert the hotel to six residential condominium units.

Motion to approve plans as submitted to Historic District Commission members

Moved by Darius Toraby, seconded by Aris Crist

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

Ms. Sheridan (not present for vote)*
* she arrived after the vote
Mr. Bishop added (with the endorsement of the members of the Historic District Commission), “We wholeheartedly approve the project. It is a great preservation project.”

2. 230 MILL STREET
BYRAM, CT

PRESENTED BY: GEOFF LAZLO
REPRESENTED BY: RIDBERG & ASSOCIATES, ARCHITECTS
OWNER: VP GREENWICH, LLC

CERTIFICATE OF APPROPRIATENESS [REQUESTED]
Review exterior paint color for previously approved application. Add an additional lamp to building’s exterior.

Motion to approve plans as submitted to Historic District Commission members

Moved by Stephen Bishop, seconded by Noble Welch

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

Ms. Sheridan (not present for vote)*
* she arrived after the vote

3. 3 MILL POND COURT*
COS COB, CT

PRESENTED BY: ROBERT CULLINANE
REPRESENTED BY: ERIC BROWER AND SHORELINE DESIGN GROUP
OWNER: 3 MILL POND COURT, LLC
* Structure is located within Strickland Road Local Historic District.

CERTIFICATE OF APPROPRIATENESS [REQUESTED]
Review materials and colors for previously approved application.

Motion to approve the following materials for previously approved modification (April 2015 meeting):

Windows:
Anderson wood windows will be used throughout.
The front (street-facing façade) six windows will be 6/6 (4 windows lower level and 2 on upper level).

The structure’s side windows will also have 6/6.

The rear of the structure (not facing the street but facing the pond) will have 6/1.

The siding will be white clapboard with an approx. 4-inch reveal (as shown in drawings submitted for May HDC meeting).

The trim will be wood (cedar), flat and painted white.

The front door will be either salvaged or something similar – solid lower part with lights but will be made of wood.

The garage doors if unable to be salvaged will have 6 window/glass panes for each half door.

Deck:
  Railing on the deck is cedar with mahogany cap but will be white.

  Choice of wood to be mahogany but another choice may be submitted. HDC members prefer use of real wood and as the deck is not visible from the street, some flexibility will be granted towards decking materials. The preferred color is light gray for its base.

  ‘Below the deck’ will have either lattice wood or plants in order to cover the lower portion.

Railing:
  The balusters will be capped (possibly with mahogany) which will be white.

  The balustrade will be constructed from cedar and painted white and be tightly spaced.

Roof is to be dark charcoal grey (not strictly black).

A brick walkway is to be added which use an antique/weathered brick from the front door to the street.

Chimney:
  The chimney will remain and there may be some repair work done to the top.

  The driveway will probably be repaved.
Moved by Stephen Bishop and seconded by Kathrin Brown

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

Meeting was adjourned at 8:25 pm.