ATTENDEES PRESENT
COMMISSIONERS: STEPHEN BISHOP – CHAIRMAN, DARIUS TORABY, FI FI SHERIDAN, KATHRIN BROWN,

ALTERNATES: MARTIN KAGAN, ANNIE MCGINNIS, SERENA BECHTEL

ABSENT: ARIS CRIST, MARIE WILLIAMS

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

1. CERTIFICATE OF APPROPRIATENESS

1139 King Street
Owners: Mr. and Mrs. Eric Claycomb
Represented by: Owners

Review proposal to replace windows and add shake siding [represented by two separate applications]

Mr. Claycomb gave a brief summary of his ownership and summarized his previous meeting with HDC ("sense of the commission") and referred the HDC’s preference of simulated true divided light (actually known as simulated divided light – “SDL”. Marvin, Jed Weng and Andersen are all acceptable manufactures). Mr. Claycomb said that a brand had not yet been chosen, as he wanted to hear of HDC’s preference and use that as his basis of choice.

Mr. Bishop interjected that all the windows need not be replaced at once but could be done in increments as budget allows. Mr. Bishop then asked Mr. Claycomb that once he has chosen a brand that the specs are sent to his attention. This can be done through email.

Mr. Claycomb then drew the Commission’s attention to the two rounded windows on the second story. The applicant hopes to be able to remove the curved windows and hopes to have all the windows conforming.

Mr. Claycomb also reminded the HDC members that his property was never a part of the original Chieftains design, nor was it a part of the original site plan nor a part of
the Chieftains Association but the property does have Historic Overlay extended to it. The structure, at the time of development, was ‘allowed’ to become a ‘maintenance headquarters’ but no dues were ever paid.

Mr. Kagan likes the curved window height and suggested a rectangular window of the same size as the oval windows – and keep the proportions for conforming.

Mr. Bishop felt that removing the oval windows and replacing them with the same type of window of the rest of the house would give a peculiar visual affect.

Mr. Toraby inquired about the shed dormers and asked where they open to? Mr. Claycomb responded that they open up to the second floor and used for ventilation but are not used for viewing purposes, as they are about 8 feet high from the floor. Mr. Toraby asked if they can they be accessed inside? Yes, its possible with a ladder, replied Mr. Claycomb.

Mr. Toraby questioned whether the inside had an A-frame open ceiling? Mr. Claycomb said it was but without beams.

Mr. Toraby further inquired if there was a fireplace? Mr. Claycomb confirmed there was one on the first floor and that the boiler room was in the basement.

Mr. Bishop asked if the curved window was at both ends of the house? Mr. Claycomb confirmed.

Ms. McGinnis asked about the siding proposal. Mr. Claycomb identified that he is proposing that instead of putting ceder shake back upon the structure; he is proposing to use Hardee-plank shingle (a fiber cement using the exact style but the material would not be wood).

Ms. McGinnis asked what is the trim that the applicant is proposing to use. Mr. Claycomb said he is planning to match the existing trim. Ms. McGinnis asked what will happen to the post and railing? The railing will have to be replaced and be adapted according to code that would result in it becoming higher but will be kept in the same style. Mr. Claycomb stated there are no current plans to change that and that is not a part of tonight’s application.

Ms. McGinnis commented that if you are putting in a new window, what will the trim be? Wood? Azak? Mr. Claycomb responded that he would like to use an Azak trim though he could use wood but would prefer not to. Mr. Bishop said just because you are replacing the sash you do not need to replace the trim. Mr. Claycomb agreed.

Motion to accept the design to replace the windows that the applicant will submit to Chairman a “spec sheet” that provides details that include size and simulated divided light feature for final approval
Moved by Mr. Kagan
Seconded by Ms. McGinnis
Unanimous vote

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

Motion to accept the applicant’s proposal for cedar shake fiber cemented board with 
color to be chosen by applicant of three lighter colors that were presented

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

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

2. ADVISORY PLANNING & ZONING

24 East Elm Street
Owner: 24 East Elm LLC
Represented by: Andreas Stresemann, VP, Granoff Architects; William Haslun, 
Johnson, Haslun & Hogeman

Continuation of meeting from May 10, 2017

Mr. Stresemann is appearing in order to answer any questions regarding the 
proposed rear design by HDC.

Mr. Stresemann commented that previously the fenestrations were a bit bland and 
that HDC asked for changes (bring in more detail). The current proposal now is 
more uniform – the upper part is now in shingles and the lower part in clapboard. 
The window details show the simulated divided light.

Mr. Bishop asked if all the siding were carried to the front? Mr. Stresemann 
confirmed.

Mr. Bishop commented that the newly submitted is an improvement from the last 
design and HDC members agreed.

Motion to accept the plans dated June 7, 2017 that include a revised window plan 
and exterior cladding -- a combination of shingle and clapboard
Moved by Mr. Kagan  
Seconded by Ms. Sheridan  
Unanimous vote  

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

3.  ADVISORY PLANNING & ZONING

335 Greenwich Avenue  
Owner:  
Represented by: Joseph Galazin  

Review proposed window design

The proposed windows will be the same configuration and color and will include a new transom above the second floor windows and will be SDL (simulated divided light). The windows are above the store Alice & Olivia.

Motion to approve the replacement of all exterior windows as stated in the application presented at current meeting that includes painting to all exterior windows

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

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

MINUTES  
Motion to approve minutes from May 10, 2017 meeting

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

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

DEMOLITIONS  
18 Grigg Street
Greenwich, CT

4 Armonk Street [dated 1855 – incorrectly reported on tax card, demolition notice]
Byram, CT

[note: any Greenwich resident may place a stay on a noticed demolition]. Otherwise, no action was taken.

Motion to end the meeting
Moved by Mr. Kagan
Seconded by Ms. McGinnis

Mr. Bishop closed the meeting at 8:53 pm