

MINUTES
Regular Meeting of the
Historic District Commission of the Town of Greenwich
Wednesday, September 13, 2017, 7:00pm
Evarista Room, Town Hall

ATTENDEES PRESENT

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

ALTERNATES: MARIE WILLIAMS, SERENA BECHTEL; MARTIN KAGAN [arrived
7:13]; ANNIE MCGINNIS [arrived 7:35]

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

1. CERTIFICATE OF APPROPRIATENESS

295 TACONIC ROAD [Stanwich Road Local Historic District]

Owners: Jessica and Rocky Bryant

Contractor: Jeff Newton Construction, LLC

Review proposal to replace existing EPDM (rubber) roof above front porch with a flat seam copper roof

Mr. Bryant began the presentation identifying that on 295 Taconic Road, the front porch is leaking and thus the rood needs to be repaired. Instead of replacing it with a rubber roof, the applicant proposes to use a flat seam copper roof. The applicant believes the choice to be the best to reflect the period of the house.

Mr. Bishop commented favorably upon the architecture of the house and supports the proposal wholeheartedly.

Mr. Toraby inquired about the gutters. Mr. Bryant responded that currently it is a “Yankee Gutter” and the replacement will be a recessed gutter and that the downspouts will remain on both sides of the porch (the provided photograph shows an alteration which was due to a temporary move by the applicant’s painters and should not be construed as permanent). Mr. Toraby too commented favorably on the propose step.

Ms. Sheridan also expressed her support with the plan.

Motion to accept and approve application as presented

Moved by Mr. Toraby
Seconded by Ms. Sheridan
Unanimous vote

Voting in favor: Mr. Bishop, Ms. Sheridan, Ms. Brown, Mr. Crist, Mr. Toraby (vote can only be taken from regular Commissioners)

2. ADVISORY PLANNING & ZONING

140 Greenwich Avenue
Owner: Willgreen Holdings LLC
Represented by: Jim Sackett, VP, CPG Architects

Review revised proposal to convert vacant 2nd floor at the Annex to two residential apartments each with 2 bedrooms and 2 ½ bathrooms, with new entrance lobby, elevator and fire. Existing car elevator, associated roof bulkhead and exterior fire escape will be removed and selected windows resized to accommodate new interior functions. Closed-off windows will be reopened where possible. Fire shutters or sprinkler curtains will be installed at all window openings to adjacent properties to meet building code requirements and will be of a design appropriate to the age of the Annex. Two new skylights are proposed and new rooftop HVAC provided, and roof will be accessible via stair for potential private roof terrace for each apartment.

Review adjacent property (Tiffany Building) jointly for our opinion on HO designation

Mr. Sackett began the presentation stating – the challenge for this property has been about parking. Present parking arrangements were approved in 1985 which now total 30 parking spaces that haven't had any complaints or issues.

P&Z offered the applicant two choices – one, to apply for a zoning variance to reduce the parking requirements or two, to have the entire property placed in HO zone which would allow for a waiver of said parking deficiencies. The applicant chose the latter as the annex already has historic overlay.

“ANNEX” (already with Historic Overlay protection)

Mr. Sackett presented a review of the minor changes since the last presentation to HDC. The intent is to replace all existing windows and openings that were closed up (proposed now to reopen again). The front of the building has only one small existing window which will be opened up (all previously seen by HDC). The proposed roof garden has been removed from the plan/application.

The owner has removed all roof top amenities and only the electricals will remain.

Currently, all existing windows are steel sash. There is a product named “Steel-Arte” a double-glazed steel sash window (from Dynamic Architectural Windows & Doors, Canada) that would be used. The single windows will be casements and the double windows will be French casements.

Mr. Bishop asked, what is a French casement? It is a pair of casements that opens like a French door.

Mr. Sackett continued that the new main entrance (probably in black as well) is a large medium-style door with a solid bottom panel with a transom above it (not a double transom). Along with the new masonry openings, the entire stone façade will be repointed.

Mr. Bishop said part of the presentation will require the HDC’s opinion on the Historic Overlay proposition – advising P&Z to its merit. Mr. Bishop then asked the applicant to discuss 140 Greenwich Avenue (a.k.a The Tiffany Building).

The building is believed to be 1906 with the Annex being 1929 (the National Register of Historic Places Greenwich Historic District lists the site as 158-160 Greenwich Avenue). The site is shown on the Sanborn map of 1912.

The owner expressed his interest for adopting a mixed-use proposal for the building as he feels that use would not detract in any way from the context of the site and its surroundings. Mr. Bishop reminded the owner that by having a Historic Overlay designation placed upon the property that any changes would require a certificate of appropriateness. The owner confirmed.

Ms. Sheridan commented favorably upon the application.

Mr. Toraby also voiced his approval especially regarding a mixed-use of the building in the proposal.

Mr. Bishop called for two motions:

Move to approve changes that are made to “annex” building as presented with steel windows and, in the event that the window materials needs to be changed, the applicant must return to HDC to present a new proposal.

Moved by Mr. Toraby
Seconded by Mr. Crist
Unanimous vote

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

Move to approve application as presented that “Historic Overlay be extended to the rest of the property (140 Greenwich Avenue)”. Historic District Commission strongly recommends this action

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

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

3. ADVISORY TO PLANNING & ZONING

63 CHURCH STREET

Owner: Fisk Management LLC
Represented by: Thomas J Heagney, Esq., Heagney, Lennon & Slane, LLP
Architect: Richard F. Hein Architects & Assoc PC

Review revisions to previously approved plans to convert existing 3-bedroom house in the front with a 1-story connector to the office building in the rear into a multi-family structure with one 2-bedroom unit in the front, a covered walkway in the middle and four 1-bedroom units in the former office space at the back of the property to include:

1. Maintain roof-scape on the existing front building;
2. Reconstruct the front building's porch to match existing conditions;
3. Feature uniform hardi-plank clapboard siding
4. Remove the curved mansard
5. Simplify the façade with a single window type; and
6. Reduce the bulk via flat roof design over a portion of the building

Mr. Heagney identified the three components of the 63 Church Street application -- renovate the existing building, eliminate the third floor and have the rear building converted from commercial to residential.

From previous HDC's comments, Mr. Hein stated that he kept the volume of the roof and porch; we have elevated the windows and the floors, and caused the windows to be nine over six. That opened up a compatible building in the rear.

The side elevations with the siding and then with the uniformity of the windows and then having a flat roof to work was solved with a mansard roof.

The connecting link to the two buildings (which is required) is now similar to an old-fashioned glazed porch.

Mr. Bishop asked if the windows would be uniform throughout?

Mr. Hein affirmed. He continued saying that the color and trim details of the double hung will be matched. Mr. Bishop stated that he would prefer "SDL" (simulated divided light) windows and for them to probably be six over six. Mr. Hein responded that he would be happy to bring a sample.

Mr. Toraby expressed his approval for the current application compared to the July design. Further, he stated that the lower elevation where the triple set of windows are (which is where the staircase is) does not require that much glass. And suggested not to have the intermediate set of windows or perhaps eliminate those (the middle two – so they would be single windows with one at the top and one at the bottom).

Mr. Bishop asked if the round window on the front side (street side) of the house was there? Mr. Hein replied yes. Mr. Toraby commented that it was probably for attic ventilation.

Mr. Bishop then inquired about the the depth of the front porch. Mr. Hein said there wouldn't be any change to the porch's depth. Mr. Bishop then said then you are taking the existing building and gut it. Mr. Hegney affirmed.

Mr. Toraby asked about the basement / crawlspace and was told that there isn't any basement and that there may be some type of crawlspace.

Ms. McGinnis felt that the oval windows in the dining area were unusual from a decorating point of view. Mr. Bishop commented that the oval windows could remain or be omitted and would be up to the applicant's discretion.

Motion to accept and approve application as submitted and presented

Moved by Ms. Sheridan

Seconded by Mr. Kagan

Unanimous vote

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

MINUTES

Motion to approve July 12, 2017 minutes

Moved by Mr. Kagan

Seconded by Mr. Crist

Unanimous vote

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

Kagan, Ms. Bechtel, Ms. McGinnis, Ms. Williams

DEMOLITIONS

702-708 Steamboat road
Greenwich

421 Field Point road
Greenwich

257 Bruce Park Avenue
Greenwich

125 Hamilton Avenue
Greenwich

201 Clapboard Ridge
Greenwich

139 North Street
Greenwich

22 Close road
Greenwich

10 Sound Beach Avenue ext.
Old Greenwich

11 Anthony Place
Riverside

Byron road
Old Greenwich

21 Meadowbank Road
Old Greenwich

25 Nawthorne road
Old Greenwich

25 West Way
Old Greenwich

148 East Elm Street
Greenwich

[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 8:49p.m.