HISTORIC DISTRICT COMMISSION MEETING
MAZZA ROOM
GREENWICH, CT
SEPTEMBER 14, 2016

MINUTES

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

ALTERNATES: MARIE WILLIAMS

ABSENT: DARIUS TORABY, ARIS CRIST

Mr. Bishop called meeting to order at 7:08pm.

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1. 28 STRICKLAND ROAD
    COS COB, CT

REPRESENTED BY: DOYLE HERMN DESIGN ASSOCIATES
OWNER: MICHAEL AND JACQUELYN HYLAND
PRESENTED: JAMES DOYLE

CERTIFICATE OF APPROPRIATENESS

Review plants for additional parking courtyard with walkway to front door

Mr. James Doyle began his presentation by passing around several photographs of the property located at 28 Strickland Road, Cos Cob. The application for a Certificate of Appropriateness is based upon an ongoing safety issue and the desire by the owner to have a front door walkway. The existing driveway is 10 feet wide (narrow). To place it in context, contemporary driveways are designed to be 14 feet wide. When a car enters onto the property, it must then back up onto Strickland in order to depart the property (this describes the safety issue that if of concern to the present homeowners). What is being proposed is a parking courtyard (30 feet by 22.5 feet) that allows for 3-car parking and is surrounded on three sides by a 2 foot retaining wall and above will sit a 4-5 foot evergreen hedge (the hedge provides cover so that the parked cars would not be visible from the street).
The same patterns of materials on site will be used and these include same style wall and masonry (a blue stone pathway).

Mr. Bishop asked about the width of the wall. Mr. Doyle replied that the width would be one and a half feet wide with the hedges on top of the wall (the grade is higher than the wall and this is where the hedges will sit). Mr. Bishop stated that from the outside you would then see the hedge and not the wall and Mr. Doyle confirmed this.

Ms. Brown complimented the plan as did Ms. Sheridan.

Ms. Brown asked how to the owners currently access the house? Mr. Doyle replied that there is a pathway from the rear to the kitchen but there is NO access way to the front door.

HDC members complimented the care that the Hylands have show to the house.

Mr. Bishop asked if any members of the public wished to speak.

Virginia Cheney of 9 Mill Pond Court responded and stated her support for the application.

Mr. Bishop asked Ms. Williams to sit and vote in Mr. Toraby's absence

A motion accept the application as presented

Moved by: Ms. Brown
Seconded by: Ms. Sheridan

Unanimous vote

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

2. 240 GREENWICH AVENUE
GREENWICH, CT

REPRESENTED BY: KEVIN E. MOLNAR
OWNER: 240 GREENWICH AVENUE L.L.C.
REPRESENTED: KEVIN E. MOLNAR

ADVISORY OPINION TO PLANNING & ZONING

Review proposed façade improvements including recladding the planters, replanting the planters, recladding the stairs (riser and tread), replacing the storefront and adding a canopy
Mr. Molnar presented a background on the newly acquired property by 240 Greenwich Avenue, LLC (who purchased it eight weeks ago). The owners want to see more prominence on the West Elm Street entrance (the later addition). Mr. Molnar stated that the applicant is looking to replace the existing precast planters and rejuvenate the steps. The planters would be clad in a black and steel and treated with beeswax so as not rust nor change color but the result will not be uniform flat color. The exact planter will remain regarding its footprint and height – only it will be cladded. Mr. Molnar further added that on the stairs and landing that go up, the applicant would like to replace those in-kind with a new material -- a Chinese granite (brown with black speckle). Also, there are existing railings that the applicant would like to replace them to match with stainless steel and provide a canopy to provide some shelter over the stairs and update the glazing. The steel that would support the canopy would coordinate with the planters.

Ms. Brown stated that she thought the proposed design was a great improvement over the current conditions.

Mr. Bishop inquired about the plants themselves. Mr. Molnar replied that the plants will be replaced and will use a more sculptural-type tree. Ms. Brown suggested a symmetrical planting to make the entrance more formal and hoped that the applicant would employ this recommendation.

A motion to accept the application as presented

Moved by: Ms. Brown
Seconded by: Ms. Williams

Unanimous vote

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

3. 1139 KING STREET
GREENWICH, CT

REPRESENTED BY: ERIC CLAYCOMB AND DANIELLE CERVI
OWNER: FARERI ASSOCIATES L.P.
PRESENTED: ERIC CLAYCOMB

SENSE OF THE COMMISSION
Potential buyers want to know if additions would be allowed to this property with HO status.

Members of the Commission asked that elevation drawings be submitted that incorporated their comments that included: keeping the front of the house (open front porch) and the little (“baby”) dormer windows, ensuring that all windows be six-over-one (simulated true divided light) and integrating a railing similar to the front porch railing on the newly constructed flat roof on the side of the structure (opposite King Street side). Members did express concern in raising the roof to have a functional second floor but welcomed drawings to address the applicant’s interpretation and stressed that the proposed design needed to emphasize a 'cottage' look.

MINUTES
Motion to approve minutes from July 13, 2016 meeting

Moved by: Ms. Williams
Seconded by: Ms. Sheridan

Unanimous vote

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

DEMOLITIONS

48 Round Hill Road
Greenwich, CT

15 Oakley Lane
Greenwich, CT

75 Round Hill road (1938)
Greenwich, CT

18 Tait Road (1904)
Old Greenwich, CT

16 Lexington Avenue
Greenwich, CT

15 West Way (1920)
Old Greenwich, CT

56 Clapboard Ridge Road
Greenwich, CT

Garages at 111 Park Avenue
Greenwich, CT

Greenwich Country Club
4 accessory buildings - one dated from 1900
Greenwich, CT

OTHER BUSINESS

Mr. Bishop asked for discussion on P&Z incentive letter. HDC members reviewed letter submitted to P&Z and unanimous approved the letter. Following, HDC members asked that Mr. Bishop to move forward and submit the letter as an application to apply for a zoning amendment to Planning & Zoning regulations.

Moved by: Ms. Brown
Seconded by: Ms. Sheridan
Unanimous vote

Voting in favor: Ms. Sheridan, Ms. Williams, Ms. Brown
[note: as Mr. Bishop proposed the action, he withdrew himself from the vote]

Mr. Bishop closed the meeting at 8:55 pm