

BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
SPECIAL MEETING & PUBLIC HEARING – APRIL 25, 2015
4 NIBANG AVENUE, 9:00 AM

A Special Meeting and Public Hearing of the Fenwick Historic District Commission was held at 4 Nibang Avenue, Old Saybrook, Connecticut on Saturday, April 25, 2015. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and in the Borough office.

Members Present: Matt Myers, Patsy Jones, Honey Adams, Pam Christensen (Alternate).

Members Absent: David Savin, Joan Wright, Valerie Bulkeley, (Alternate) Susan Webster (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Sabrina Foulke, Elizabeth Plonka, John Gagne, Brook Girty.

1. Call to order.

Chairman Myers called the meeting to order at 9:04 a.m. P. Christensen was seated as a voting member and a quorum was established (Myers, Jones, Adams, Christensen).

2. Public Hearing: 3 Old Fenwick Road, map 5, lot 107. Elizabeth Plonka and John Gagne, owners; Point One Architects, applicant; Application HDC15-001 to demolish porch, shed and patio; build new two car garage, addition, and dormers; replace siding, trim, and windows.

Sabrina Foulke presented. She stated that the existing house is a cape built in 1979 that is noncontributing to the District; they are proposing to renovate it to bring aesthetic value and create something more in keeping with the neighborhood. She displayed the existing and proposed elevations and used a model to demonstrate the completed appearance. She noted that they are adding onto the existing building including a two-car garage; the added elements are more in scale with the building and with coastal architecture; they will need variances since the existing house is over the setbacks. She identified the proposed materials as red cedar shingles, Marvin clad windows, copper gutters, black asphalt roof shingles, Ipe deck, dark green painted trim, crushed stone driveway and walkway, bluestone entrance and rear patio. Additionally there will be loose, natural stone paths in the garden, which will include low hedges, flowering plants and herbs; there will be low shrubbery along the property line and the existing trees will remain. She noted that there will not be a chimney and there will be flood vents in the foundation wall.

Skylights. M. Myers stated that generally skylights are permitted only where they cannot be seen. The locations were discussed and the applicant agreed to remove them if necessary.

Front Dormer. P. Jones expressed concern relative to the shed dormer being a different style from the other dormers, which are gables. S. Foulke stated that they needed the interior space afforded by a shed dormer; if it were changed to a gable it would need to be enlarged significantly to create a similar interior space and this would distract from the entry dormer. She referred members to the model for a better representation of the appearance; noted that there are other houses in Fenwick with both styles; and stated that the shed helps make the scale of the house smaller.

Porch Railing. S. Foulke stated that the porch railing is natural with green painted metal rods. M. Myers noted that a lattice type rail is more “Fenwickian”. S. Foulke offered a Chippendale style as an option and this was accepted.

AC Unit. S. Foulke stated that the ac unit cannot be placed as originally shown and they are proposing to move it to the front and enclose it with lattice or an evergreen planting such as boxwood. The applicant preferred plantings without lattice and this was accepted as long it was evergreen.

Front Façade. P. Christensen noted that the door overhang is the same as the roof overhang and this was discussed. She expressed concern that the peak is not at the ridge line and, therefore, the biggest gable is not the tallest. S. Foulke stated that because this is a renovation and not new construction their options are more limited and raising the main gable affects the interior space. It was agreed that the roofline was challenging and various options were discussed. Members agreed that the rooflines on the side and rear facades work and only the front is a concern. S. Foulke noted that older homes obtain a sense of balance not through symmetry but through scale and balance, and added that the dark colors on the house, particularly the roof, will help fade the house so that the landscape will dominate.

After discussing the design with the applicant, **on a motion by P. Christensen, seconded by P. Jones, it was voted unanimously to close the public hearing and go into regular session.**

For: Myers, Jones, Adams, Christensen.

Against: None.

Abstain: None.

3. Possible Action on Application HDC15-001, 3 Old Fenwick Road.

Members expressed concern relative to the front façade proportion, balance and rhythm, noting that the various pieces exist on other houses but in different proportions and rhythm. They added that, in general, the proposed design is a huge improvement and the pergola creates a sense of openness. M. Myers summarized the changes relative to the railing, removal of the skylights, and relocation of the ac unit with screening. He noted that there is a high glass to wall ratio on the south wall but it works, the materials are good, but concern had been expressed relative to the front façade.

Based on the discussion in and following the hearing, **M. Myers moved to approve the application and grant a Certificate of Appropriateness for Application HDC15-001 to demolish the porch, shed and patio; build a new two car garage, addition, and dormers; and replace the siding, trim, and windows with the following stipulations:**

- 1. skylights shall be deleted,**
- 2. railings on all porches shall be Chippendale style,**
- 3. screen plantings shall be placed around the front ac unit.**

P. Christensen seconded the motion to get it on the floor and it was voted 2-2-0.

For: Myers, Adams.

Against: Jones, Christensen.

Abstain: None.

The motion failed.

P. Christensen moved to approve the application as submitted and grant a Certificate of Appropriateness for Application HDC15-001 to demolish the porch, shed and patio; build a new two car garage, addition, and dormers; and replace the siding, trim, and windows with the following stipulations:

- 1. the skylights shall be deleted,**
- 2. the hvac shall be moved to the front of the house and shielded with evergreens,**
- 3. the porch railings shall be in a Chippendale style per the Duncan and Schneider houses and a new drawing shall be submitted,**
- 4. on the north façade, they shall redesign the roofline to be more in keeping with the rhythm and proportion of rooflines in Fenwick.**

P. Jones seconded the motion and it was approved unanimously.

For: Myers, Adams, Jones, Christensen.

Against: None.
Abstain: None.

Members discussed design options with the architect and agreed to hold a special meeting when a revised design is submitted.

4. **Public Hearing: 23 Pettipaug Avenue, Map 10, lot 23-1.** Jetta and Albani Attilio, owners; Brooke Girty, applicant; Application HDC15-002 to demolish existing structure and construct new shingle style single family home with detached garage.

B. Girty presented relative to the request for demolition. She stated that the barn appears in the second edition of *The Fenwick Story* where it is described as a carriage house for the main house; until the 1970's, it was horse stalls; it was moved to its current location in 1989. She displayed pictures of the building prior to its redesign about 20 years ago and summarized that it has been moved, has had many alterations, is not in great shape, and has been pieced together with alterations but never totally overhauled. She added that there are considerations for moving it to a different site, but whether that will happen is unknown so the application is for demolition. M. Myers noted that it is not a "Fenwickian" structure in its current condition as a house; it is not a contributing building as a house although it may have been in its former location and condition as a barn or carriage house.

Members further discussed the proposal with the applicant and then, **on a motion by M. Myers, seconded by P. Jones, it was voted unanimously to close the public hearing on the demolition portion of the application and go into regular session.**

For: Myers, Jones, Adams, Christensen.
Against: None.
Abstain: None.

5. **Possible Action on Application HDC15-002, 23 Pettipaug Avenue (demolition).**

Based on the discussion in the hearing, **P. Jones moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC15-002 to demolish the existing structure. M. Myers seconded the motion.**

P. Christensen read from Section 10 of the HDC Regulations regarding demolition with particular reference to the 90 day delay component. Members noted that work would not be done until September, so requiring the delay would not present a hardship to the applicant. P. Christensen also noted item a.7 under Section 4 of the Regulations that requires a narrative and a graphic description of the proposed appearance of the property after demolition. Although this was not discussed before the demolition portion of the hearing was closed, the application included proposed construction and the model was visible.

Based on the discussion, **P. Jones modified the motion to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC15-002 to demolish the existing structure with the following stipulations:**

1. **there shall be a 90 delay as per Section 10 of the Regulations, and**
2. **a new structure shall be built on the site or the site shall be landscaped or maintained as lawn.**

M. Myers seconded the motion and it was approved unanimously.

For: Myers, Jones, Adams, Christensen.
Against: None.
Abstain: None.

6. **Public Hearing: 23 Pettipaug Avenue, Map 10, lot 23-1.** Jetta and Albani Attilio, owners; Brooke Girty, applicant; Application HDC15-002 to demolish existing structure and construct new shingle style single family home with detached garage.

B. Girty presented relative to the proposed construction. She stated that there will be a gravel driveway with parking for six cars and the fence will be moved back to allow parking along the road. She pointed out the small two-car garage, outdoor shower, hedge-enclosed bluestone courtyard, ac unit and generator surrounded by plantings, bilco, covered rear porch, bluestone patio, and bluestone set in grass walkway; she also demonstrated their locations on the model. She noted that they also plan wooden kayak racks behind the hedge and that the length of the house is similar to that of the barn but there is an added garage and the location is moved. She identified the materials as wood shingle, cedar roof, brick chimney, simulated divided light, clad windows (upper dormer windows are casements), azek or similar material porch trim, Ipe porch floor, copper gutters, and wood rail on upstairs door.

P. Christensen noted that the house meets the design criteria. Members reviewed the location on the lot and noted that the massing of the house moves relative to the existing barn but the distance from Pettipaug Avenue is about the same.

Members further discussed the design with the applicant and then, **on a motion by P. Christensen, seconded by M. Myers, it was voted unanimously to close the public hearing and go into regular session.**

For: Myers, Jones, Adams, Christensen.
Against: None.
Abstain: None.

2. **Possible Action on Application HDC15-002, 23 Pettipaug Avenue (construction).**

P. Christensen noted that the proposed house meets the criteria for massing, roof forms, materials, and craftsmanship and includes porches. Members reviewed the window to wall ratio and noted that it is high in the rear but this is the view side of the house and the deep porch which is half screened reduces the view of the windows which also are broken up by mullions. The front has a good rhythm; the rear has less wall but this is offset by the gambrel roofs and porch.

Based on the discussion in and following the hearing, **M. Myers moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC15-002 to construct a new shingle style single family home with detached garage with the stipulation that there shall be evergreen planting around the mechanicals. P. Christensen seconded the motion and it was approved unanimously.**

For: Myers, Jones, Adams, Christensen.
Against: None.
Abstain: None.

3. **Public Hearing: 10 Mohegan Avenue, map 10, lot 13.** Two Seventy Three Water Street LLC, owner; Brooke Girty Design, applicant; Application HDC15-003 to extend wood screen to full porch.

B. Girty presented. She demonstrated on a photograph the existing screened porch and the area to be screened and stated that the new area will be done in the same way as the existing. Members reviewed drawings of the proposed new screening. P. Christensen noted that it was losing openness but it was better to have screened porches than no porches. B. Girty noted that the columns will still be visible in the proposed design.

Members further discussed the design with the applicant and then, **on a motion by P. Christensen, seconded by M. Myers, it was voted unanimously to close the public hearing and go into regular session.**

For: Myers, Jones, Adams, Christensen.

Against: None.
Abstain: None.

4. Possible Action on Application HDC15-003, 10 Mohegan Avenue.

Based on the discussion in the hearing, **P. Christensen moved to approve the application as submitted and to grant a Certificate of Appropriateness for Application HDC15-003 to extend the wood screen to the full porch. P. Jones seconded the motion and it was approved unanimously.**

For: Myers, Jones, Adams, Christensen.
Against: None.
Abstain: None.

5. Statutory Approvals: None.

6. Administrative Permits:

- a. 6 Pettipaug Avenue – Gengras: in-kind porch restoration
- b. 29 Pettipaug Avenue – Renshaw: miscellaneous interior

7. Approval of minutes: January 10, 2015.

P. Jones moved that the minutes of the previous HDC meeting on January 10, 2015 be accepted as distributed. P. Christensen seconded the motion and it passed unanimously.

For: Myers, Jones, Adams, Christensen
Against: None.
Abstain: None.

8. Old Business / Other Business.

Members mentioned that the port-a-potty enclosure entrance faces the houses and beach and suggested that it be turned to face the pond since in that direction, people would not be sitting facing it. The possibility of doing this will be discussed with the General Manager.

9. Adjourn.

On a motion by P. Christensen, seconded by P. Jones, it was voted unanimously to adjourn at 10:37 a.m.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk