

BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
SPECIAL MEETING & PUBLIC HEARING – AUGUST 5, 2015
4 NIBANG AVENUE, 4:00 PM

A Special Meeting and Public Hearing of the Fenwick Historic District Commission was held at 4 Nibang Avenue, Old Saybrook, Connecticut on Wednesday, August 5, 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, Joan Wright, Valerie Bulkeley (Alternate - recused until agenda item 5), Pam Christensen (Alternate), Sue Webster (Alternate).

Members Absent: David Savin.

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Brooke Girty, Scott and Ann Pulver, members of the public.

1. Call to order.

Chairman Myers called the meeting to order at 4:00 p.m. and appointed Pam Christiansen as a voting member. A quorum was established (Myers, Jones, Adams, Wright, Christensen).

2. Election of Secretary.

On a motion by P. Christiansen, Joan Wright was nominated as Secretary. P. Jones seconded the motion and it was approved unanimously.

For: Myers, Jones, Adams, Wright, Christensen.

Against: None.

Abstain: None.

3. Public Hearing: 29A Pettipaug Avenue, map 10, lot 20-1. Scott and Ann Pulver owners; Brooke Girty Design, applicant; Application HDC15-013 to relocate house from 23 Pettipaug Avenue, replace windows, and add trim and cedar shingles, new foundation with lattice panels, garage, porches, dormer, stairs to grade, ac units, pea stone driveway, and bluestone landing.

Brooke Girty, architect, presented. She presented the site plan, noting the property line and existing hedge and fence for orientation and stated that the proposal is to locate the house centrally on the lot in the same orientation as it is on its current lot and add a garage; the proposed hedge will screen the new driveway; they are adding a deck under the pergola along with steps to grade and a screened porch and second floor open deck on the east end; the shape of the house will remain the same but the detailing will change. She noted that this was originally a barn, then a carriage house turned residence with a more modern look; the desire now is to make it look more like a Fenwick house – remove the board and batten and add shingles and add mullions to all the replaced windows. She added that the FEMA elevation is 11 but because they will raise all construction materials above that level and add duct work, the first floor will be at elevation 13; the current grade ranges from elevation 8 to elevation 6; the front door will be 3'6" farther above grade than it is on the current house; the first floor will be just over 2' above grade in the rear and 4'11" above grade on the side; the maximum height is 31'6"; the house started low to the ground so the proposed house will be in the realm of traditional Fenwick houses. She used photos of the existing house and a model of the proposed house to demonstrate the proposal.

Each elevation of the house was discussed:

North: The shingled columns will be removed and a porch added; the skylight will be removed; lattice at the crawl space will be added; the ac unit will be hung from the house on brackets and shielded with lattice. Concern was expressed about the area behind the ac unit which was a “large blank”; a window, faux windows, or shingles in a design were suggested. B. Girty indicated that a small tree was envisioned in that area.

East: A new garage is proposed.

South: A porch is proposed under the pergola; as much as could be was done with the windows. A wider step was suggested; the step is actually 6’ in width and additional width would likely require another railing.

West: A brick chimney with an outdoor fireplace and a screened porch are being added; there will be no screening on the second floor deck and the side of the deck are high enough that no additional rail will be needed; a crawl space and flood vents are under the porch; the lattice is about 4½’ in height; the skylight will remain since it is an integral part of the existing bathroom; and the existing raised planting bed will remain. It was suggested that a single row of mullions be added at the top of the French doors on the second floor deck and inside the porch and the applicant agreed.

Members noted that the house is more attractive than the existing house.

Chairman Myers asked for public comment.

Ann Pulver: They have rented the house for the last four years; it was serendipitous to obtain the land and have the barn available at the same time; it means a lot to be able to do what they’d like to improve it.

There was no other public comment.

After discussing the proposal with the applicant, **on a motion by P. Christiansen, seconded by J. Wright, it was voted unanimously to close the public hearing and go into regular session.**

For: Myers, Jones, Adams, Wright, Christensen.

Against: None.

Abstain: None.

4. Possible Action on Application HDC15-013, 29A Pettipaug Avenue.

M. Myers summarized that the two issues were addressing the blank wall on the front of the house and adding mullions to the first and second floor French doors on the porch side of the house. J. Wright asked about adding mullions to the existing glass door; members agreed that the mullions only needed to be added to the new doors. M. Myers asked if there were any other issues with the criteria other than the skylight which is existing. None were identified.

Based on the discussion in and after the hearing, **M. Myers moved to approve the application as presented and to grant a Certificate of Appropriateness for Application HDC15-013 to relocate the house from 23 Pettipaug Avenue, replace the windows, and add trim and cedar shingles, a new foundation with lattice panels, a garage, porches, a dormer, stairs to grade, ac units, a pea stone driveway, and a bluestone landing with the following stipulations:**

- 1. The French doors on the first and second floors of the west elevation shall be changed to include mullions like those on the back French doors;**
- 2. On the north elevation, the wall in the area of the laundry room shall be redesigned to include window(s)/shingling to appropriately fill in the blank space; approval of the redesign will be addressed at the next regular HDC meeting.**

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

For: Myers, Jones, Adams, Wright, Christensen.

Against: None.

Abstain: None.

At this time V. Bulkeley took a seat at the table.

5. **Statutory Approvals:** None.

6. **Administrative Permits:** None.

7. **Approval of minutes: July 11, 2015.**

P. Jones moved that the minutes of the previous HDC meeting on July 11, 2015 be accepted as distributed. J. Wright seconded the motion and it passed unanimously.

For: Myers, Jones, Adams, Wright, Christensen.

Against: None.

Abstain: None.

8. **Old Business / Other Business.**

27 Pettipaug Avenue. M. Ozols reported that she has not had time since the last meeting to address this, but P&Z had also discussed the “Keep Out” sign as a zoning violation. It was reported that there is also a similar sign at the Point by the inner light.

21 Neponset Avenue. No new information to report on the shed placement. Members asked about the solar lights. If temporary, no review will be required; if not, application will need to be made to HDC.

9. **Adjourn.**

On a motion by P. Christiansen, seconded by H. Adams, it was voted unanimously to adjourn at 4:53 p.m.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk