

BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
SPECIAL MEETING & PUBLIC HEARING – AUGUST 30, 2017
4 NIBANG AVENUE, 5:00 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 30, 2017. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and in the Borough office.

Members Present: Valerie Bulkeley, Patsy Jones, Joan Wright, Deborah Neely, Christine Duncan (Alternate), Lucy Borge (alternate).

Members Absent: Matt Myers, Susan Webster (Alternate).

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Brooke Girty, Chip and Ashley Gengras, Edie Gengras.

1. Call to order.

Vice Chairman Bulkeley called the meeting to order at 5:00 p.m. and appointed C. Duncan as a voting member. A quorum was established (Bulkeley, Jones, Wright, Neely, Duncan).

2. Public Hearing: 24 Agawam Avenue, map 10, lot 49. Edith & E. Clayton Gengras III et al, owners, Brooke Girty Design, applicant; Application HDC17-017 to demolish existing house and construct new house, pool, and shed.

V. Bulkeley reminded members of the history of the house, which was originally a ten car garage. When it was purchased in 1950, the garage was split into two sections that were then joined in the center to create the current configuration.

B. Girty presented. Relative to the demolition portion of the application, she stated that although it could be considered an historic structure based on the date, it is not from a definitive period, does not have the merits of the touchstone houses, and does not meet the Design Criteria. Members concurred and had no additional questions or comments.

B. Girty provided a new site plan drawn by Rick Worcester that moves the house farther forward but keeps the big lawn in front. She used the plan to point out the existing hedges and tree, the new trees, the gravel drive with metal edging, the 4' wood rail fence with wire mesh, and the house, pool, shed, and pergola locations. She presented a model of the proposal as well as elevations revised 8/30/17 and pointed out the various house features, noting that the concept is four-square or boxy with a wraparound porch which she believes is nicely suited to this site, and that the wing on the east side is set back and the roof level from the front matches the porch roof height on the west side. She noted that the windows have been revised from what was shown in the original elevations, and small decorative windows have been added in the peaks. Members indicated that the changes are better than what was originally shown. Relative to the railing design, B. Girty stated that it is similar to the railing at the Schneider house.

V. Bulkeley noted that no streetscape drawing or photo simulation was provided. B. Girty stated that she had provided the sheet with elevations of various houses in the Borough instead, adding that she did not have drawings of the adjacent houses, but indicating that she designed this house around the definitive houses. It was also noted that this house is at the end of the row of houses with a space before the church and anchors the houses on that side of the street. Relative to the curved porch on the second floor with the pie shaped roof sections, B. Girty stated that there are many similar porches in the Borough. Relative to the pergola, C. Gengras indicated that it was designed like the one off Aunt Patsy's house. Relative to the height, B. Girty noted that the Design Guidelines encourage 2½ story houses.

Members viewed the model from all four sides and further discussed the porches. C. Gengras noted that they are panel screens with limited lines broken up by pillars and the porch is 13' deep on the side and 11' deep in the front. B. Girty stated that the upper panels are 4'x6' and the porches are traditional porches like at the Bornstein's and other houses in the Borough.

After asking for public comment and any additional input, **on a motion by J. Wright, seconded by P. Jones, it was voted unanimously to close the public hearing and go into regular session.**

For: Bulkeley, Jones, Wright, Neely, Duncan.
Against: None.
Abstain: None.

Demolition.

Based on the information in the hearing, **J. Wright moved to approve the demolition application as presented and to grant a Certificate of Appropriateness for Application HDC17-017, 24 Agawam Avenue, to demolish the existing house. P. Jones seconded the motion and it was approved unanimously.**

For: Bulkeley, Jones, Wright, Neely, Duncan.
Against: None.
Abstain: None.

Construction.

Members noted that the applicant will need to return with a modification application for the light fixtures, shower enclosure, pool deck, and any other potential modifications or additions that come about during construction. D. Neely clarified the distances to the property lines in order to address her concern that the house might look like it is taking up the entire lot width. Members concurred that the plan looks great, will anchor the houses on that side of the street, and, since it is not on a small lot sandwiched between two houses on small lots, there is not a concern that it might appear too large.

Based on the discussion in and following the hearing, **J. Wright moved to approve the application as presented (house elevations revised 8/30/17; shed elevation revised 8/15/17; R. Worcester site plan) and to grant a Certificate of Appropriateness for Application HDC17-017, 24 Agawam Avenue, to construct a new house, pool, and shed in accordance with the plans submitted, with the expectation that the applicant will return with any details not shown on the current elevations. P. Jones seconded the motion and it was approved unanimously.**

For: Bulkeley, Jones, Wright, Neely, Duncan.
Against: None.
Abstain: None.

5. Adjourn.

On a motion by J. Wright, seconded by P. Jones it was voted unanimously to adjourn at 5:36 p.m.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk