

BOROUGH OF FENWICK
HISTORIC DISTRICT COMMISSION
SPECIAL MEETING & PUBLIC HEARING – MARCH 18, 2016
4 NIBANG AVENUE, 4:30 PM

A Special Meeting and Public Hearing of the Fenwick Historic District Commission was held at 4 Nibang Avenue, Old Saybrook, Connecticut on Friday, March 18, 2016. Notice of the meeting was posted in a timely manner on the Fenwick kiosk and in the Borough office.

Members Present: Matt Myers (arrived as first hearing commenced), Honey Adams, Pam Christensen (Alternate), Susan Webster (Alternate), Valerie Bulkeley (Alternate).

Members Absent: David Savin, Patsy Jones, Joan Wright.

Others Present: Marilyn Ozols, ZEO and HDC Compliance Official, Hope Proctor, Sabrina Foulke, Sam and Darcy Scatterday.

1. Call to order.

Vice Chairman Bulkeley called the meeting to order at 4:35 p.m. and seated P. Christensen, S. Webster, and herself as voting members. A quorum was established (Adams, Bulkeley, Christensen, Webster).

2. **3 Old Fenwick Road**, map 5, lot 107. Elizabeth Plonka & John Gagne, owners, Sabrina Foulke, applicant; Application HDC16-002 to demolish existing single family dwelling and modify existing Certificate of Appropriateness to rebuild similar structure on existing foundation.

V. Bulkeley recused herself for this application as she was not present for the first part of the hearing. M. Myers assumed the chair on his arrival.

S. Foulke presented. She stated that she was asked to look primarily at the rear elevation and she displayed the previously proposed elevations and two alternate elevations with the difference in the two relating only to the placement of the divided lites in the doors. She stated that the trim is now shown appropriately; the front and rear windows in the garage are larger and are double hung with divided lites in the top section; a trellis is added to the rear of the garage; and an outdoor shower enclosure is added on the south side. She stated that the client prefers the top divided lites on the doors rather than the full divided lites as requested at the previous hearing and noted that this design is in keeping with the cottage design. The consensus of the members was to go with the client preferred door lite configuration. The rear elevation was discussed and it was noted that although the second floor windows are the same as in the original Certificate of Appropriateness, they were previously balanced by the larger windows on the first floor and now there is a high wall to glass ratio and the rhythm of openings is not as good. It was noted that the arbor over the kitchen windows extends out about 18 inches which breaks up the façade; the garage and porch jog out so the façade is not flat like it appears in the drawing; the shower width cannot be extended; there will be plantings growing up and across the arbor; there will be furniture on the patio that breaks up the visual expanse; and the shingling over the top part of the foundation reduces the visual height of the cement but creates a larger expanse of wall. Various options including window boxes, an overhang over the door, or a planter in front of the concrete were discussed and discounted. It was agreed that it might be sufficient to make the upstairs windows larger (double hung with rectangular lites, about 4 feet tall and proportioned to match the windows to the right) and to extend the arbor across the back. P. Christensen noted that the architect had done a good job bringing an undistinguished house into keeping with Fenwick design guidelines.

After asking for any additional input and discussing the proposal with the applicant, **on a motion by M. Myers, seconded by P. Christensen, it was voted unanimously to close the public hearing and go into regular session.**

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

3. Possible Action on Application HDC 16-002, 3 Old Fenwick Avenue demolition.

Based on the discussion in the hearing and fact that it was not a touchstone house, **P. Christensen moved to approve the application as submitted and to grant a Certificate of Appropriateness for Application HDC16-002 to demolish the existing single family dwelling. S. Webster seconded the motion and it was approved unanimously.**

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

4. Possible Action on Application HDC 16-002, 3 Old Fenwick Avenue rebuild single family dwelling.

Based on the discussion in the hearing, **P. Christensen moved to approve the application and to grant a Certificate of Appropriateness for Application HDC16-002 to rebuild a similar structure on the existing foundation with the following stipulations:**

- 1) the three 2nd floor south square windows shall be extended to approximately 2'6" by 4 feet double hung windows proportioned to match the other windows;**
- 2) the trellis across the back shall extend from the garage to the porch.**

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

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

On a motion by P. Christensen, seconded by M. Myers, it was voted unanimously to go back into public hearing.

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

V. Bulkeley returned to her seat.

5. 6-8 Neponset Avenue, map 11, lots 9 and 10. Ethel Davis, owner, Hope Proctor, applicant; Application HDC16-003 to construct new wood frame, shingle style, single family dwelling with detached garage.

H. Proctor presented. She displayed the model of the original design and photo simulations of the revised design in the context of adjacent houses. She noted that the major issue previously was the long, continuous roofline and in the current design the second floor is 2 feet shorter on each side shortening the roof span, more glass has been added, and the dormers are a little bigger. She continued that the length of the house is the same as the neighbor's and the overall height is the same as the height of the dormers on the adjacent house; the streetscape shows how the line is broken up by the line of the dormer, garage and porch popping out; the tower and first floor overhangs have been reduced; the front gable gives the house more of a cottage feel, has been done frequently in Fenwick, and keeps this house different from its neighbors; the low walls at the front steps are all shingle; the tower is open with square trimmed columns – screen is shown but is not going in right away; the porch on the upper floor on the south side is screened; the screened porch has both columns and posts; the patio wall is about 3'6" but will be graded to about 3' and will be softened by plantings; the site will be graded so that no railing will be required on

the steps; and the front pillars are round as opposed to the square pillars on the tower and the top beam is trimmed out. She added that they prefer not to move the house forward as was suggested at the last hearing since it is proposed to be in line with the adjacent houses; it is seen at an angle because the road turns; and it will feel bigger if it is closer to the road. She stated that the style represents simple elegance and there will be no corbels or shutters; and that they will return in the future to address light fixtures and the design of a door that they intend to repurpose. Members discussed the various design features and the changes from the previous design.

D. Scatterday confirmed that the shadow shown on the side of the photo simulation was not a structural change and noted that if the house was moved forward it would be closer to their house.

S. Scatterday stated that the new design answers some of the previous concerns and looks very nice.

After asking for any additional input and discussing the proposal with the applicant, **on a motion by V. Bulkeley, seconded by H. Adams, it was voted unanimously to close the public hearing and go into regular session.**

For: Myers, Adams, Bulkeley, Christensen, Webster.
Against: None.
Abstain: None.

6. Possible Action on Application HDC 16-003, 6-8 Neponset Avenue new construction.

Members noted that the proposed house looks like a Fenwick house and the changes from the last hearing to break up the massing and reduce the roof were great.

Based on the discussion in and following the hearing, **V. Bulkeley moved to approve the application as submitted and to grant a Certificate of Appropriateness for Application HDC16-003 to construct a new wood frame, shingle style, single family dwelling with detached garage. P. Christensen seconded the motion and it was approved unanimously.**

For: Myers, Adams, Bulkeley, Christensen, Webster.
Against: None.
Abstain: None.

7. Approval of Minutes: March 5, 2016.

M. Myers moved that the minutes of the previous HDC meeting on March 5, 2016 be accepted as distributed. V. Bulkeley seconded the motion and it passed unanimously.

For: Myers, Adams, Bulkeley, Christensen, Webster.
Against: None.
Abstain: None.

8. Adjourn.

On a motion by V. Bulkeley, seconded by P. Christensen, it was voted unanimously to adjourn at 5:50 p.m.

Respectfully submitted,

Marilyn M. Ozols, Acting Clerk