



Westport Historic District Commission

Town Hall

Westport, Conn. 06880

WESTPORT HISTORIC DISTRICT COMMISSION APPROVED ACTION MINUTES

The Westport Historic District Commission will held a public hearing at 7:00 p.m. on **Tuesday, June 12, 2018**, in Town Hall Room 201/201A for the following purposes:

PUBLIC HEARING

Members Present: Chair Randy Henkels, Vice Chair Ed Gerber, Clerk Grayson Braun, Member Bob Weingarten and Alternates Cheryl Bliss and Judi Freedman voted in rotation

1. To hear the Chair's report and update on current HDC activities. **Chair Henkels stated:**
 - **The First Selectman received on June 4, 2018 an official letter from Kristina-Newman Scott, State Historic Preservation Officer, informing the town that the Bridge Street Historic District was listed on the National Register of Historic Places by the National Park Service on April 19, 2018. A letter will be sent to the neighbors with information on obtaining National Register plaques for contributing properties within the district.**
 - **The Cable's Landing/Kings Highway Extension Study Report has been forwarded to the SHPO and P&Z Commission for comments. The report will be discussed at the June 21, 2018 P&Z hearing.**
 - **The enthusiastic support of the Lincoln Street neighbors has led them to commission a historic preservationist to prepare a study report for local historic district designation.**
2. To approve the minutes of the May 8, 2018 meeting. **The minutes were approved as corrected (Item #8 will note that Grayson Braun abstained from voting).**
3. To take such action as the meeting may determine to approve a *Certificate of Appropriateness Application* for the proposed window replacements at **102 Kings Highway North** located in the Kings Highway North Local Historic District. **The hearing will be held open until the July 10, 2018 meeting when the property owner, upon the request of the Commission, will provide additional information on the replacement windows.**
4. To take such action as the meeting may determine to approve a *Certificate of Appropriateness Application* for the proposed bird feeder embedded in cement at **6 Violet Lane** located in the Violet Lane Local Historic District. **Upon a vote of 4 (no) Henkels, Gerber, Weingarten, and Bliss and 1 (abstention), the Certificate of Appropriateness Application for the proposed bird feeder embedded in cement was DENIED because the Commission objected to the red plastic cone at the base.**
5. To take such action as the meeting may determine to approve a *Certificate of Appropriateness Application* for the proposed expansion of the barn/garage at **80 Wright Street** located in the Kings Highway North Local Historic District. **The application will be held open until the July 10, 2018 meeting when the property owner will present a more detailed list of building materials.**
6. To review and comment on Planning and Zoning Transmittal on proposed Subdivision Application #18-025 at **26 Morningside Drive South.**

A memorandum from Assistant Town Attorney Eileen Lavigne Flug to Mary Young, Alicia Mozian, Lynne Krynicki, and Carol Leahy dated May 7, 2018 concerning the Consideration of Historical Factors in Conservation and Planning and Zoning Subdivision Reviews was read into the record. She states, "In the subdivision context, Connecticut courts have interpreted 'health and safety' to include the protection of the environment, which includes historic preservation" in the consideration of factors in their decisions regarding subdivisions.

In summary, the HDC unanimously opposes the proposed subdivision for the following reasons:

- **The Historic District was created for the express purpose of preserving the existing farmhouse and the newer barn-like studio juxtaposed on either side of the pastoral meadow.**
- **The basic nature of the District is that of a rural environment, a remnant of the historically agrarian character of the Green's Farms area of Westport. Important to that character is the sense of openness of the land and the sense that the district is defined not only by the existing structures themselves but by the spaces and landscape around and between them.**

- **The HDC objects to this proposed subdivision plan as presented because it will likely lead to future development that will negatively impact the historic character of the district.**
 - **Potential development resulting from this subdivision will destroy the sense of openness of this property, allowing significantly higher building density and overwhelming the existing modest sized structures of the district.**
7. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **6 Moss Ledge Road** and require the full 180-day delay. **Unanimously DENIED extended delay.**
 8. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **4 Elwill Drive** and require the full 180-day delay. **Unanimously DENIED extended delay.**
 9. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **17 Westway Road** and require the full 180-day delay. **Unanimously DENIED extended delay.**
 10. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **145 North Avenue** and require the full 180-day delay. **Unanimously DENIED extended delay.**
 11. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **6 Bauer Place** and require the full 180-day delay. **Held open until July 12, 2018 hearing because the demolition sign was removed from the property.**
 12. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **26 Beachside Avenue** (8, 900 sq. ft. main residence, shed and swimming pool) identified on the Historic Resources Inventory c. 1909/1997 and require the full 180-day delay. **Unanimously DENIED extended delay. (Ed Gerber abstained)**
 13. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **28 Beachside Avenue** (990 sq. ft. residence and 1800 sq. ft. residence) identified on the Historic Resources Inventory c. 1900/1900 and require the full 180-day delay. **Unanimously DENIED extended delay. (Ed Gerber abstained)**
 14. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **47 Westfair Drive** and require the full 180-day delay. **Unanimously DENIED extended delay.**
 15. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **85 Old Road** and require the full 180-day delay. **Unanimously DENIED extended delay.**
 16. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **85 Post Road West** identified on the historic Resources inventory c. 1920 and require the full 180-day delay. **Grayson Braun recused. Unanimously APPROVED full 180-day delay.**
 17. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **37 Lincoln Street** identified on the Historic Resources Inventory and require the full 180-day delay. **Unanimously APPROVED full 180-day delay. Grayson Braun recused.**
 18. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **67 Post Road West (a.k.a. 57 Post Road West)** identified on the Historic Resources Inventory c. 1860 and require the full 180-day delay. **Unanimously APPROVED full 180-day delay. Grayson Braun recused.**