



# 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, July 10, 2018**, in Town Hall Room 309/307 for the following purposes:

### PUBLIC HEARING

**Members Present: Chair Randy Henkels, Vice Chair Ed Gerber, Acting Clerk Bob Weingarten**

1. To hear the Chair's report and update on current HDC activities.

#### **Chair Henkels reported:**

- **Comments were received from the State Historic Preservation Office (SHPO) and the Planning and Zoning Commission concerning the draft Cable's Landing/Kings Highway North Extension Study Report. SHPO supported the study and Planning and Zoning Commission did not take a position on the study report pending proposed 8-30g housing proposal that has been located for a property within the proposed boundary.**
- **Planning and Zoning is reviewing a site plan and Cam review at 26 Morningside Drive South at a continued hearing on Thursday, July 11, 2018.**
- **At a recent P&Z hearing, the Commission considered the CAM review for the 8-30g housing development proposed for Post Road West and Lincoln Street. There were many statements made in opposition to the plan. The fire department gave testimony expressing serious safety concerns about the multi-story wood frame building proposed for the development in proximity to the residential Lincoln Street neighborhood. Numerous neighbors expressed concerns about traffic issues. The matter was continued to the next P&Z hearing.**

2. To approve the minutes of the June 12, 2018 meeting. **The minutes were approved as amended.**
3. To discuss future plans for the wood frame structure at **535 Post Road East**, Terrain, ca. 1900, identified on the Historic Resources Inventory.

**Mr. Adam Jarvi, Associate Principal, Architect at New Studio Architecture, on behalf of the leadership team at Terrain, presented proposed changes to the wood frame structure at 535 Post Road East as part of the Terrain project prior to submitting an application to Planning and Zoning. Plans include repairing existing siding and windows, a new paint scheme, the addition of a new overhead steel garage door, interior structural work and the reinstallation of the second floor. Members unanimously supported their effort to preserve one of the few remaining wooden frame structures on the Post Road with the condition that the garage door be modified to a wooden garage door.**

4. To take such action as the meeting may determine to approve a *Certificate of Appropriateness Application* dated May 15, 2018 for the proposed window replacements at **102 Kings Highway North** located in the Kings Highway North Local Historic District.

**UNANIMOUSLY APPROVED**

5. To take such action as the meeting may determine to approve a *Certificate of Appropriateness Application* dated May 29, 2018 for the proposed expansion of the barn/garage at **80 Wright Street** located in the Kings Highway North Local Historic District.  
**UNANIMOUSLY APPROVED**
6. To take such action as the meeting may determine to approve a *Certificate of Appropriateness Application* dated June 20, 2018 for the proposed bird feeder embedded in cement at **6 Violet Lane** located in the Violet Lane Local Historic District. **UNANIMOUSLY APPROVED**
7. To take such action as the meeting may determine to approve a *Certificate of Appropriateness Application* dated June 21, 2018 for fencing on side property line, yard gate, and manual driveway gate at **39 Kings Highway North** located in the Kings Highway North Local Historic District. **UNANIMOUSLY APPROVED**
8. To review and comment on Section 106 review letter for **State Project #158-206 for the replacement of Bridge #00069 and the rehabilitation of Bridge #04357, which carry Beachside Avenue** over I-95 and the Metro North Railroad, respectively.  
**The members requested proposed plans for the project in relation to the locally designated Machamux Park.**
9. To review and comment on Planning and Zoning Transmittal concerning Variance Application #7632 for proposed modifications at **1869 Post Road East, Old Sasco Mill**, ca. 1870, identified on the Historic Resources Inventory.

**Mr. Robert Pryor, Landtech Consultants, presented an overview of proposed modifications to the non-conforming building to seek support from the HDC prior to upcoming variance hearing with the ZBA. In their effort to revitalize the building, they intend to convert some of the retail space into offices and residential units and create an outdoor amenity space. The members supported the proposed mixed use and commented that it was a difficult building to work with, however, they perceived the modifications to have no negative impact on the integrity of the structure.**

10. To take such action as the meeting may determine to approve the draft **Lincoln Street/Riverside Avenue Study Report** for the proposed Local Historic District designation. **UNANIMOUSLY APPROVED**
11. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **6 Bauer Road** and require the full 180-day delay. **UNANIMOUSLY APPROVED THE WAIVER OF THE DELAY PERIOD**
12. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **21 Marine Avenue** and require the full 180-day delay. **UNANIMOUSLY APPROVED THE WAIVER OF THE DELAY PERIOD**
13. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **3 Alpine Lane**, identified on the Historic Resources Inventory ca. 1940 and require the full 180-day delay. **UNANIMOUSLY APPROVED THE WAIVER OF THE DELAY PERIOD**
14. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **40 Highland Road** and require the full 180-day delay. **UNANIMOUSLY APPROVED THE WAIVER OF THE DELAY PERIOD**
15. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **7 Mortar Rock Road** and require the full 180-day delay. **UNANIMOUSLY APPROVED THE WAIVER OF THE DELAY PERIOD**