



# Westport Historic District Commission

Town Hall

Westport, Conn. 06880

## WESTPORT HISTORIC DISTRICT COMMISSION CONTINUATION MEETING DRAFT ACTION MINUTES September 25, 2018

### MEMBERS PRESENT:

Chair Randy Henkels  
Vice Chair Ed Gerber  
Member Marilyn Harding  
Alternate Member Judi Freedman

The Westport Historic District Commission (HDC) held a public hearing on September 11, 2018 which was continued on Tuesday, September 25, 2018 at 7:00 p.m. in Room 309/307 for the purpose of hearing testimony from structural engineer, Elizabeth Acly of Cirrus Engineering. Ms. Acly, an engineer with extensive experience with assessing and rehabilitation of historic structures, was commissioned by the CT Trust for Historic Preservation and the Westport HDC to conduct an independent study of the condition of the structures in the Historic District. Ms. Acly made two inspections of the structures and prepared a conditions assessment report and recommended repairs. Her report and presentation as well as a Field Inspection Report prepared by Atlantic Consulting and Engineering and submitted by the applicant were considered in this continued hearing in addition to the structural engineering reports previously presented by the applicant. Procedurally, all the comments, reports and documents discussed at the meeting were incorporated into all six of the items concerning the proposed Certificates of Appropriateness and Demolition Permit Applications for the main house, shed, and studio at 20 and 26 Morningside Drive South located in the 20 and 26 Morningside Drive South Local Historic District.

Ms. Acly summarized her report and recommendations by concluding that the main structure is in very good structural condition with a few areas that warrant repair and reinforcement. She stated the building envelope and drainage components are in need of routine maintenance and repairs. Following her presentation and subsequent questions and comments from the members and the public, the members unanimously voted to close the hearing for all six agenda items in order to deliberate on their resolutions of denial and associated findings.

1. To take such action as the meeting may determine to approve a *Certificate of Appropriateness Application* dated July 27, 2018 for the proposed demolition of the Charles Sherwood/George Hughes House (main house), c.1853/1938, at **26 Morningside Drive South** located in the **20 and 26 Morningside Drive South Local Historic District**.

**Upon motion by Randy Henkels and seconded by Judi Freedman, the *Certificate of Appropriateness Application* dated July 27, 2018 for the proposed demolition of the Charles Sherwood/George Hughes House (main house), c.1853/1938, at 26 Morningside Drive South located in the 20 and 26 Morningside Drive South Local Historic District is hereby DENIED. Vote 4 (yes), Henkels, Gerber, Harding, Freedman)**

2. To take such action as the meeting may determine to oppose the issuance of the demolition permit at **26 Morningside Drive South** (main house), c. 1853/1938, located in the **20 and 26 Morningside Drive South Local Historic District** and require the full 180-day delay.

**Upon motion by Marilyn Harding and seconded by Randy Henkels, that due to the denial of a *Certificate of Appropriateness* for the demolition of 26 Morningside Drive south (main house), located in the 20 and 26 Morningside Drive South Local Historic District, no demolition permit may be issued for this structure. Vote 4 (yes) Henkels, Gerber, Harding, Freedman)**

3. To take such action as the meeting may determine to approve a *Certificate of Appropriateness Application* dated July 27, 2018 for the demolition of the shed at **26 Morningside Drive South** located in the **20 and 26 Morningside Drive South Local Historic District**.

**Upon motion by Randy Henkels and seconded by Marilyn Harding, the *Certificate of Appropriateness Application* dated July 27, 2018 for the demolition of the shed at 20 Morningside Drive South located in the 20 and 26 Morningside Drive South Local Historic District is hereby DENIED. Vote 4 (yes), Henkels, Gerber, Harding, Freedman)**

4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for the shed at **26 Morningside Drive South** located in the **20 and 26 Morningside Drive South Local Historic District** and require the full 180-day delay.

**Upon motion by Marilyn Harding and seconded by Randy Henkels, that due to the denial of the Certificate of Appropriateness for the demolition of the shed at 26 Morningside Drive South, located in the 20 and 26 Morningside Drive South Local historic District, no demolition permit may be issued for this structure. Vote 4 (yes) Henkels, Gerber, Harding, Freedman)**

5. To take such action as the meeting may determine to approve a *Certificate of Appropriateness Application* dated July 27, 2018 for the demolition of the studio at **20 Morningside Drive South** located in the **20 and 26 Morningside Drive South Local Historic District**.

**Upon motion by Randy Henkels and seconded by Ed Gerber, the *Certificate of Appropriateness Application* dated July 27, 2018 for the demolition of the studio at 20 Morningside Drive South located in the 20 and 26 Morningside Drive South Local Historic District is hereby DENIED. Vote 4 (yes) Henkels, Gerber, Harding, Freedman)**

6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for the studio at **20 Morningside Drive South**, located in the **20 and 26 Morningside Drive South Local Historic District** and require the full 180-day delay.

**Upon motion by Randy Henkels and seconded by Ed Gerber, that due to the denial of the *Certificate of Appropriateness* for the demolition of the studio at 20 Morningside Drive South, located in the 20 and 26 Morningside Drive South Local Historic District, no demolition permit may be issued for this structure.**