

APPROVED Minutes
Westport Historic District Commission
Public Hearing
May 10, 2016

The Westport Historic District Commission held a public hearing at 7:00 p.m. on Tuesday, May 10, 2016 at Town Hall, Room 201.

PRESENT:

MEMBERS Chair Randy Henkels, Vice Chair Ed Gerber, Bob Weingarten (arrived late), Marc Lotti (arrived late) Janet Rubel

ALTERNATES Cheryl Bliss, Judi Freedman and Marilyn Harding

ABSENT:

MEMBERS

ALTERNATES

QUORUM: Five full members sitting.

WORK SESSION

ITEM #1 TO HEAR A PRE-APPLICATION FOR POSSIBLE FUTURE MODIFICATIONS AT 4 GORHAM AVENUE LOCATED IN THE GORHAM AVENUE HISTORIC DISTRICT.

Property owners in the neighborhood objected to the proposed design concepts. Ms. Susan McCarthy (290 Main Street) commented that there have been six renovations on the street, all of which respected the architectural integrity of the original house. She emphasized that houses in the district have evolved to accommodate the needs of current owners without losing the character of the original house and its role in the historic streetscape. She presented before and after photos of these neighborhood projects.

After much discussion, Chair Henkels stated that the responsibility of the HDC is to apply the Secretary of the Interiors Standards to its design review. In this case, the preliminary plans submitted by the applicant do not demonstrate a commitment to the preservation of the original façade nor to the characteristic mass and scale of the houses in the historic neighborhood. He advised the applicant that the “HDC is willing to work with you” towards the goal of an appropriate design.

PUBLIC HEARING

ITEM #2 TO HEAR THE CHAIR’S REPORT AND UPDATE ON CURRENT HDC ACTIVITIES.

Chair Henkels reported:

- The Golden Shadows Compound and Nike Missile Radar Site studies have been reviewed by the SHPO and P&Z Commission. Upon receipt of comments concerning the Nike Missile Radar Site, the HDC will hold a public hearing to accept the final reports.
- On April 28, 2016 the HDC held a site visit in Bridge Street area with our National Register Coordinator Jenny Scofield. Following the tour, she advised the HDC to expand the boundary to

include specific properties on Imperial Avenue, Riverside Avenue, and Compo Road South. An informational meeting for the property owners will be held on June 6, 2016, after which the HDC seek grant funding for the project.

- The proposed Village District regulations have been refined and are currently before the P&Z Commission for review and adoption.
- The Saugatuck River Swing Bridge subcommittee is meeting on May 12 to finalize its draft report, which will be reviewed and accepted by the HDC at a public hearing.

ITEM #3 TO APPROVE THE MINUTES OF THE APRIL 12, 2016 PUBLIC HEARING.

The April 12, 2016 minutes were approved as submitted.

ITEM #4 TO TAKE SUCH ACTION AS THE MEETING MAY DETERMINE TO APPROVE A CERTIFICATE OF APPROPRIATENESS APPLICATION DATED APRIL 11, 2016 FOR THE PROPOSED SIDING AND TRIM REMOVAL AND REPLACEMENT AT 134 CROSS HIGHWAY, THE WAKEMAN FARM, AND A TOWN-OWNED LOCAL HISTORIC LANDMARK PROPERTY.

Mr. John Broadbin, Deputy Director of Public Works department, presented the application. Since the HDC's issuance of a Certificate of Appropriateness for restoration work at the Wakeman Farm farmhouse, the town became aware of lead problem on painted surfaces. Because the building is used as a family residence and children attend educational events at the site, the town was advised to remove and dispose of all exterior siding and architectural details.

Mr. Broadbin commented that due to the property's local historic designation, the town had the added responsibility of proceeding with the replacement of all material in kinds. Mr. Broadbin conferred with CT Trust Circuit Rider, Greg Farmer, who advised him to photograph the existing structure prior to re-construction. These photographs of the existing structure and details would serve as a reference.

Alternate Marilyn Harding expressed her appreciation for the town's willingness to adhere to the requirements of the structure's historic designation.

ITEM #5 TO TAKE SUCH ACTION AS THE MEETING MAY DETERMINE TO RECOMMEND TO THE BUILDING OFFICIAL THAT THE BALANCE OF DELAY PERIOD FOR A DEMOLITION PERMIT AT 56 MAPLE AVENUE NORTH BE WAIVED.

There were no questions or comments from the members.

There were no questions or comments from the public.

Upon motion by Bob Weingarten and seconded by Marc Lotti and approved unanimously, it was:

RESOVLED: That a recommendation to the building official to waive the balance of delay period for a demolition permit at 56 Maple Avenue North is hereby APPROVED.

ITEM #6 TO TAKE SUCH ACTION AS THE MEETING MAY DETERMINE TO RECOMMEND TO THE BUILDING OFFICIAL THAT THE BALANCE OF DELAY PERIOD FOR A DEMOLITION PERMIT AT 35 BAUER PLACE BE WAIVED.

There were no questions or comments from the members.

There were no questions or comments from the public.

Upon motion by Bob Weingarten and seconded by Marc Lotti and approved unanimously, it was:

RESOVLED: That a recommendation to the building official to waive the balance of delay period for a demolition permit at 35 Bauer is hereby APPROVED.

ITEM #12 TO TAKE SUCH ACTION AS THE MEETING MAY DETERMINE TO RECOMMEND TO THE BUILDING OFFICIAL THAT THE BALANCE OF THE DELAY PERIOD FOR A DEMOLITION PERMIT AT 11 OLD MILL ROAD (COTTAGE BEHIND FORMER HOUSE) LOCATED IN THE COMPO OWENOKE NATIONAL REGISTER HISTORIC DISTRICT BE WAIVED.

Chair Henkels referred to an email from a resident requesting the HDC delay action on reviewing the waiver of delay at 11 Old Mill Road until the applicant clarifies his intentions for the property and resolves the zoning issues before the Zoning Board of Appeals. The members agreed that the HDC was reviewing the waiver and should not become entangled in zoning issues.

There were no comments or questions from the public.

Upon motion by Bob Weingarten and seconded by Marc Lotti and approved unanimously, it was:

RESOVLED: That a recommendation to the building official to waive the balance of the delay period for a demolition permit application at 11 Old Mill Road (cottage behind former house) located in the Compo Owenoke National Register Historic District be APPROVED.

ITEM #7 TO TAKE SUCH ACTION AS THE MEETING MAY DETERMINE TO RECOMMEND TO THE BUILDING OFFICIAL THAT THE BALANCE OF THE DELAY PERIOD FOR A DEMOLITION PERMIT AT 275 COMPO ROAD SOUTH BE WAIVED.

The owner, Mr. Dan Katz, was present. As background, he stated that he lived next to this property for 47 years. He was granted the right of first refusal by the previous owner. When the property was available, he purchased it for the purpose of enhancing his privacy as an abutting neighbor by demolishing the cinder block structure. It was vacant for years and as a result there are serious mold issues. He said it was also hermitically sealed by the original owner.

Mr. Katz added that the architects were Keck & Keck from Chicago. Chair Henkels commented that Westport does not have many modern houses, which made it painful to watch it deteriorate.

Upon motion by Bob Weingarten and seconded by Ed Gerber and approved unanimously, it was:

RESOLVED: That a recommendation to the building official to waive the balance of delay period for a demolition permit at 35 Bauer is hereby APPROVED.

ITEM #8 TO TAKE SUCH ACTION AS THE MEETING MAY DETERMINE TO RECOMMEND TO THE BUILDING OFFICIAL THAT THE BALANCE OF THE DELAY PERIOD FOR A DEMOLITION PERMIT AT 785 POST ROAD EAST BE WAIVED.

There were no questions or comments from the members.

There were no questions or comments from the public.

Upon motion by Bob Weingarten and seconded by Janet Rubel and approved unanimously, it was:

RESOLVED: That a recommendation to the building official to waive the balance of the delay period for a demolition permit application at 785 Post Road East is hereby APPROVED.

ITEM #9 TO TAKE SUCH ACTION AS THE MEETING MAY DETERMINE TO RECOMMEND TO THE BUILDING OFFICIAL THAT THE BALANCE OF THE DELAY PERIOD FOR A DEMOLITION PERMIT AT 9 COLONIAL PLACE BE WAIVED.

There were no questions or comments from the members.

There were no questions or comments from the public.

Upon motion by Bob Weingarten and seconded by Ed Gerber and approved unanimously, it was:

RESOLVED: That a recommendation to the building official to waive the balance of the delay period for a demolition permit application at 9 Colonial Place is hereby APPROVED.

ITEM #10 TO TAKE SUCH ACTION AS THE MEETING MAY DETERMINE TO RECOMMEND TO THE BUILDING OFFICIAL THAT THE BALANCE OF THE DELAY PERIOD FOR A DEMOLITION PERMIT AT 46 WASHINGTON AVENUE (IDENTIFIED ON THE HISTORIC RESOURCES INVENTORY, C.1900) BE WAIVED.

There were no questions or comments from the members.

There were no questions or comments from the public.

Upon motion by Bob Weingarten and seconded by Marc Lotti and approved unanimously, it was:

RESOLVED: That a recommendation to the building official to waive the balance of the delay period for a demolition permit application at 46 Washington Avenue (identified on the Historic Resources Inventory, c. 1900) is hereby APPROVED.

ITEM #11 TO TAKE SUCH ACTION AS THE MEETING MAY DETERMINE TO RECOMMEND TO THE BUILDING OFFICIAL THAT THE BALANCE OF THE DELAY PERIOD FOR A DEMOLITION PERMIT AT 203 GREENS FARMS ROAD BE WAIVED.

There were no questions or comments from the members.

There were no questions or comments from the public.

Upon motion by Bob Weingarten and seconded by Marc Lotti and approved by a vote 4 (yes) Gerber, Lotti, Weingarten, Rubel, and 1 (no) Henkels, it was:

RESOLVED: That a recommendation to the building official to waive the balance of the delay period for a demolition permit application at 203 Greens Farms Road is hereby APPROVED.

ITEM #13 TO TAKE SUCH ACTION AS THE MEETING MAY DETERMINE TO RECOMMEND TO THE BUILDING OFFICIAL THAT THE BALANCE OF THE DELAY PERIOD FOR A DEMOLITION PERMIT AT 10 MILLS STREET BE WAIVED.

There were no questions or comments from the members.

There were no questions or comments from the public.

Upon motion by Bob Weingarten and seconded by Janet Rubel and approved unanimously, it was:

RESOLVED: That a recommendation to the building official to waive the balance of the delay period for a demolition permit application 10 Mills Road is hereby APPROVED.

ITEM #14 TO TAKE SUCH ACTION AS THE MEETING MAY DETERMINE TO RECOMMEND TO THE BUILDING OFFICIAL THAT THE BALANCE OF THE DELAY PERIOD FOR A DEMOLITION PERMIT AT 62 OLD ROAD BE WAIVED.

There were no questions or comments from the members.

There were no questions or comments from the public.

Upon motion by Bob Weingarten and seconded by Janet Rubel and approved unanimously, it was:

RESOLVED: That a recommendation to the building official to waive the balance of the delay period for a demolition permit application 62 Old Road is hereby APPROVED.

ITEM #15 TO TAKE SUCH ACTION AS THE MEETING MAY DETERMINE TO RECOMMEND TO THE BUILDING OFFICIAL THAT THE BALANCE OF THE DELAY PERIOD FOR A DEMOLITION PERMIT AT 132 OLD ROAD BE WAIVED.

There were no questions or comments from the members.

There were no questions or comments from the public.

Upon motion by Bob Weingarten and seconded by Janet Rubel and approved unanimously, it was:

RESOLVED: That a recommendation to the building official to waive the balance of the delay period for a demolition permit application 132 Old Road is hereby APPROVED.

The meeting was adjourned.

Carol Leahy
CLG Coordinator/HDC Staff Administrator