

TOWN OF WASHINGTON
WASHINGTON HISTORIC DISTRICT COMMISSION
Calhoun-Ives, Sunny Ridge and Washington Green Historic Districts

Minutes – January 24, 2022

Members Present: Mr. Hollinger, Ms. Mills, Ms. Averill, Ms. Woodrooffe,
Members Absent: Ms. Boyer
Alternates Present: Mr. Rimsky
Alternates Absent: Mr. Fairbairn, Mr. Ferreira
Others: Mr. Lavaway, Mr. Gutterman, Mr. Cowell, Ms. Turner,
Mr. Becker, Mr. Gorgati, Ms. Andrews, Ms. Demiraj, Ms. Guerra
Clerk: Mr. Buell

Mr. Hollinger apologized for not attending the December 2021 Historic District Commission meeting, and thanked Ms. Averill for chairing the meeting in his stead. He went on to state that as the Chair of the Commission, it had been his responsibility to review the Zoom recording for the meeting and that during this review he had made 3 observations which he felt should be shared with the Commission. They are as follows.

1. The Commission must maintain a focus on subject matter which is within the Commissions' purview. State statutes specifically dictate that Historic District Commissions may only consider what may be seen from a public way.
2. Each application must be evaluated individually. No approval or denial of a Certificate of Appropriates Application sets a precedent for a future project.
3. The Commission must consider a project's appropriateness based on criteria found within the published Design Guidelines.

Mr. Hollinger asked that the Commission keep these observations in mind throughout the meeting.

Public Hearing

The Chair called the public hearing to order at 7:04 pm and seated Mr. Hollinger, Ms. Mills, Ms. Averill, and Ms. Woodrooffe.

75 Green Hill Rd

Mr. Hollinger asked that Mr. Buell read the notice which was published in the newspaper regarding revisions to the previously approved Certificate of Appropriateness for 75 Green Hill Road.

Following this, Mr. Hollinger asked if the applicant was in the Zoom call, and asked for her to explain the proposed revisions. Ms. Demiraj stated that following a meeting with the Zoning Board of Appeals, she had reduced the size of the proposed garage. She then indicated that they had replaced a previously proposed dormer with a regular window. With no further questions a motion to close the public hearing was passed.

Motion: To close the public hearing for revisions to the previously approved Certificate of Appropriateness for 75 Green Hill Road by Ms. Woodroofe, seconded by Ms. Mills. Passed unanimously.

99 Green Hill Road

Mr. Hollinger asked that Mr. Buell read the notice which was published in the newspaper regarding the application for a Certificate of Appropriateness for the construction of a Center for Innovation and Active Citizenship.

Mr. Becker stated that following the previous Historic District Commission meeting they had revised elements of the project which had been of concern for the Commission. He went on to indicate that they had received approval from the Zoning Board of Appeals regarding this project. He indicated that Attorney Andrews was in attendance to help address technical questions, and that several architects from Suzaki were also in attendance.

Mr. Hollinger asked what had been updated since the last meeting. Mr. Becker indicated that new images of the proposal had been sent to the Commission and that he would let the team from Suzaki explain the revisions in detail. Mr. Gorgati shared his screen with the Commission and presented a short presentation of how the structure would appear from the road. Mr. Gorgati described the standing seam metal roof which had been chosen for the project, and explained that the new siding was a wood facade which had been updated since the last Historic District Commission meeting.

Mr. Hollinger stated that at the last meeting, the Commission had agreed that the glass siding which faced the quad had been received positively by the Commission, and that he did not feel that this required further discussion.

Following this, Ms. Woodroofe asked if the siding that had been proposed was vertical or horizontal. Mr. Gorgati stated that following the last Historic District Commission meeting, they had altered the initial vertical siding so that it would be horizontal. Ms. Woodroofe asked why the architects felt that this would be in harmony with the next of the campus.

Mr. Gorgati stated that the building is in harmony with the campus because it offers an openness which serves to compliment the campus which is largely introspective. He stated that the proposed structure also embodies the open learning environment which the school hoped to occur within the building.

Ms. Woodroofe asked why the siding which had been selected did not more closely resemble the existing siding on buildings within the campus. Mr. Hollinger stated that he would like for the Commission to keep in mind that it was not their responsibility to treat applications as museum pieces or to dismiss modern designs.

Mr. Hollinger asked for a description of the 3 pavilion facades which face Roxbury road in the renderings presented to the Commission. Mr. Gorgati displayed the presentation once more and further described the view of the proposal from the road. Mr. Becker explained that they had altered the color of the proposal, and Mr. Hollinger stated that color was outside of the Commission's purview, but asked for information on whether or not the windows of the proposal would be tinted.

Mr. Gorgati stated that the windows would not be tinted and explained how they would be broken up, and why no tint had been proposed for these windows. Ms. Mills expressed concerns about the safety of birds who may fly into the windows, and Mr. Gorgati explained architectural features of the building which would prevent this from occurring.

Mr. Becker stated that one element of the campus which the Frederick Gunn School's community appreciates the most is the diversity which exists within the architecture of these buildings. Mr. Becker provided the Commission with a short list of buildings within the campus and the architectural elements of these building which make them diverse. Mr. Becker went on to state that the proposed Center for Innovation and Active Citizenship would complement this diversity.

Motion: To close the public hearing for the application for a Certificate of Appropriateness for the construction of a Center for Innovation and Active Citizenship by Ms. Mills and seconded by Ms. Averill. Passed unanimously.

Regular Meeting

The Chair called the regular meeting to order at 7:26 p.m. and seated Mr. Hollinger, Ms. Mills, Ms. Averill, and Ms. Woodroffe.

Election of Officers

Mr. Hollinger stated that the first item on the agenda was the election of officers. After a short discussion, he proposed that Ms. Woodroffe be appointed to the position of Vice Chair. A motion was passed.

Motion: To appoint Mr. Hollinger as Chair, Ms. Woodroffe as Vice Chair, and Ms. Averill as Secretary by Ms. Averill, seconded by Ms. Mills. Passed unanimously.

Consideration of Minutes for the December 20, 2021 Meeting

With no comments or corrections, a motion was passed to accept the December 20, 2021 meeting minutes as written.

Motion: To accept the December 20, 2021 Meeting Minutes as written by Ms. Averill, seconded by Ms. Mills. Passed unanimously.

Consideration of Certificate of Appropriateness Revisions for 75 Green Hill Road

Mr. Hollinger asked if there were any comments or questions for the proposed revisions to the 75 Green Hill Road Certificate of Appropriateness. Mr. Buell reminded the Commission that the revised submission included the installation of a A/C unit which, according to the plans, would not be visible from the road. Ms. Woodroffe asked if the Commission had information on the previously proposed wall along the road. No new information was provided as this wall was outside of the Commission's purview.

Motion: To approve the Certificate of Appropriateness application submitted by 75 Green Hill Road LLC to alter the previously approved garage, and to install a new A/C unit on the property by Ms. Averill, seconded by Ms. Mills. Passed unanimously.

Consideration of Certificate of Appropriateness 99 Green Hill Road- The Frederick Gunn School

Mr. Hollinger asked if there were any comments or questions for the application for a Certificate of Appropriateness for the construction of a Center for Innovation and Active Citizenship. Ms. Woodroffe stated that she would abstain from the vote.

Motion: To approve the Certificate of Appropriateness application submitted by the Frederick Gunn School to construct a Center for Innovation and Active
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Citizenship, and to simultaneously grant a one-year extension to the initial one-year approval. The construction or other activity approved here is to be completed on or before January 24, 2024 or else this Certificate of Appropriateness shall expire and be of no further force or effect. By Ms. Mills, seconded by Ms. Averill. Passed 3-0 with one vote abstained.

Delay of Demolition

Mr. Hollinger stated that he had received the latest draft of the proposed Delay of Demolition ordinance and that he would like to review this draft with the Commissions. The Commission went through the document section by section and asked Ms. Woodroffe and Mr. Rimsky for clarification on several areas of the document.

Mr. Rimsky was seated by Mr. Hollinger at this time.

The Commission agreed that public notice, and signage for homes which are set to be demolished should remain within the document. They also agreed that the proposed penalty fine for violating the ordinance should remain unchanged. Mr. Hollinger requested that Ms. Woodroffe and Mr. Rimsky examine the document more closely to remove grammatical errors or notes that had been made and Ms. Averill offered to assist in these edits.

New/Other Business

No new or other business was discussed by the Commission.

Adjournment

Motion: To adjourn the meeting at 8:00 pm by Ms. Averill, seconded by Ms. Woodroffe.
Passed unanimously.

Respectfully Submitted,



Dennis Buell

Historic District Commission Clerk

1-28-2022