

# May 21, 2012

**MEMBERS PRESENT:** Ms. Gilchrist, Mr. Kerr, Mr. Smith

**MEMBERS ABSENT:** Mrs. Boyer

**ALTERNATES PRESENT:** Mr. Hollinger, Mr. Krinsky, Mrs. Mills

**STAFF PRESENT:** Mrs. Shade

**OTHERS PRESENT:** Elizabeth Demetriades, Patrick Walker, Atty. Robert Fisher, Robert Powell, Chris Charles

## **PUBLIC HEARINGS**

Wexler(cont'd) /157 Calhoun Street /Construct a driveway entry-security gate.

Ms. Gilchrist reconvened the Public Hearing at 7:35PM to consider the application for a Certificate of Appropriateness submitted by Lloyd Wexler, 157 Calhoun Street, to construct a driveway entry-security gate. She seated the members and seated Alternate Mills for Mrs. Boyer. Ms. Demetriades and Mr. Walker, Architects, represented Mr. Wexler.

Ms. Demetriades showed the members some photos of gates in the Calhoun-Ives District. She noted there were two items she would like to bring up: 1)When they first applied in June 2009 for the main house, they received a letter(which she showed to the members) asking for info and a drawing on a gate if one is proposed. 2)She read from the Guidelines which stated that "formal stone gateways at a driveway or property entrance will be generally considered inappropriate". Ms. Demetriades said they are definitely not constructing a formal stone gateway and both of these statements seem to imply that gates are ok depending on the design of the gate.

The commissioners looked at several drawings of gates which were submitted at the last meeting. Mr. Kerr asked if all the gates had a center opening. Yes. The members asked which drawing Mr. Wexler preferred. His first choice is drawing #6; then #8, then #9. The proposed gate will sit on the driveway approximately 50ft from the road.

Mr. Kerr brought some photos of gates which he had taken and asked that they be entered into the record for general information. The gates are not all in historic districts, but they are representative samples of what rural gates look like. Mr. Kerr asked the architects if they had any objections to a chain across the driveway. Ms. Demetriades explained that the builders have had a construction chain up across the driveway ever since they started working on the house. It is very heavy and the owner cannot deal with it. Mrs. Mills agreed, the builder chain is very heavy. Mr. Kerr stated a chain like the one in his photo is lighter. Ms. Demetriades said she cannot see that a chain would be more desirable than a simple farm gate. The Guidelines do not say we cannot have a gate and the owner wants a gate, not a chain.

Mr. Kerr asked if the gate would be open when Mr. Wexler is on the property. Ms. Gilchrist asked how much time the owner expects to live there. Ms. Demetriades stated she did not know the answer to either of those questions.

Mr. Krinsky asked the other commissioners if they know how many driveway gates are in the Calhoun-Ives District. They all agreed that the only driveway gate in the district is at 129 Calhoun

Street. Mrs. Mills noted that it was installed prior to the area becoming an historic district.

Mr. Smith asked the architects if they were proposing gates #6, #8, and #9 in that order. Yes.

Mrs. Mills commented that if every driveway on Calhoun Street had a gate, it would not look good.

Ms. Gilchrist asked if there were any more comments or questions. There were none. There was no one else present to speak for or against this application.

**MOTION:**

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Lloyd Wexler, 157 Calhoun Street, to construct a driveway entry-security gate. By Mr. Smith, seconded by Mr. Kerr and passed 4-0.

Ms. Gilchrist closed the Public Hearing at 7:55PM.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

Klemm(cont'd) /11 Ives Road /Extend Certificates of Appropriateness to construct addition to residence and rebuild silo.

Ms. Gilchrist reconvened the Public Hearing at 7:57PM to consider the application for a Certificate of Appropriateness submitted by Christina and Peter Klemm, 11 Ives Road, to extend two Certificates of Appropriateness for addition to residence and to rebuild silo. She seated the members and Alternate Mills for Mrs. Boyer. Atty. Robert Fisher represented Mr. and Mrs. Klemm.

Atty. Fisher told the members that he spoke with Mr. and Mrs. Klemm. They said their plans for the house and silo have not changed and they ask that the two Certificates of Appropriateness be renewed. Mr. Hollinger asked if there is a plan to rebuild the silo. Atty. Fisher said they do not have a contract with anyone at this time, but it is their intention to rebuild the silo. Ms. Gilchrist reiterated that HDC is very concerned about the silo being rebuilt. Atty. Fisher told the members that he did emphasize their concern to Mr. and Mrs. Klemm.

Ms. Gilchrist asked if there were anymore questions. There were none. There was no one else present to speak for or against this application.

**MOTION:**

To close the Public Hearing to consider the applications to extend Certificates of Appropriateness submitted by Christina & Peter Klemm, 11 Ives Road, to construct addition to residence and to rebuild the silo.

By Mr. Smith, seconded by Mrs. Mills and passed 4-0.

Ms. Gilchrist closed the Public Hearing at 8:05PM.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

**MOTION:**

To change the order of the Agenda to next go to the Regular Meeting to discuss the first two Public Hearings, then hold the Public Hearing for The Gunnery when their representative arrives.  
By Mr. Smith, seconded by Mrs. Mills and passed 4-0.

**REGULAR MEETING**

Ms. Gilchrist called the meeting to order at 8:06PM. She seated the members and Alternate Mills for Mrs. Boyer.

Wexler(cont'd) /157 Calhoun Street /Construct a driveway entry-security gate.

The members discussed:

Mr. Kerr said he had not yet decided how he would vote on this application, but said that he would play devil's advocate and speak for the gate. He said when he thinks of this district, the words that come to mind are minimalism, functionality, even modesty. The district is not frivolous, nor ostentatious. There are no decorations for decorations sake. This is a different property; an anomaly. It is nowhere near the road. Architecture aside, it has no characteristics of the rest of the district. It sits way back in the woods. That would be scary if you are not there all the time. This gate has a function. The purpose is to keep the property safe; give security to the interior. I would give serious consideration to a gate for an interior property.

Mrs. Mills observed that the LaFont house is way back in the woods and so is hers.

Mr. Kerr said he would treat a house back from the road differently.

Mr. Krinsky said he thought Mr. Kerr made a good point. The only other gated house in the district is less than 20ft from the road. This property is an anomaly. He makes good sense.

Ms. Gilchrist noted it is a good argument. It doesn't glue us to future driveways, fences and gates. Perhaps this is a special situation.

Mr. Smith commented that if they are going to vote, they need to decide which gate is best. The commissioners studied the drawings again and all agreed that drawing #9 was the simplest.

Ms. Gilchrist asked the members if they were ready to vote. Yes.

**MOTION:**

To approve the application for a Certificate of Appropriateness submitted by Lloyd Wexler to construct a driveway entry-security gate at 157 Calhoun Street, as depicted in drawing #9 by Demetriades & Walker (marked rec'd 4/16/12). This work is to be completed by May 21, 2013; or this approval shall be void.

By Mr. Kerr, seconded by Mr. Smith and passed 3-1.

Mrs. Mills voted against.

Mrs. Mills does not think there should be driveway gates in the Calhoun-Ives District.

Klemm(cont'd) /11 Ives Road /Extend Certificates of Appropriateness to construct addition to

residence and rebuild silo.

Mr. Kerr recused himself from this discussion. Mr. Krinsky was seated in his place.

Mr. Smith stressed the importance of rebuilding the silo. It is a key structure in the Calhoun-Ives District and it has been a long time since the approval was given to rebuild it. HDC would like to have some assurance that it will be rebuilt. Ms. Gilchrist agreed. The big concern is it has been four years now and nothing has been done.

All agreed the extensions for both house addition and rebuilding the silo should be granted and perhaps a letter could again be written stressing concern for the silo.

**MOTION:**

To approve the application for a Certificate of Appropriateness submitted by Christina and Peter Klemm, 11 Ives Road, to extend an existing Certificate of Appropriateness previously approved on 11/15/10 to revise plans for an addition on the east side of existing residence:

1) Change windows on front elevation, and

2) Change mudroom elevation as shown on revised plans #A-02,03,05&06 (by Tittmann Design & Consulting, rec'd 1/21/10) with revisions to mudroom plans as follows:

Replace the side lights next to the door and the panels under the windows with clapboarding and install an entry light consistent with what has been previously approved.

This work is to be completed by May 21, 2013; or else this approval shall be void.

By Mr. Smith, seconded by Mrs. Mills and passed 4-0.

**MOTION:**

To approve the application for a Certificate of Appropriateness submitted by Peter R. Klemm, 11 Ives Road, to extend an existing Certificate of Appropriateness previously approved on 11/15/10 to rebuild the silo according to the Barn/Silo Drawing #1 by Tittmann Design & Consulting and the Silo Reconstruction Drawing #2 by Godwin Inc; both dated December 2, 2009. The silo will be reconstructed exactly as the original with the exception of a standing seam metal roof.

This work is to be completed by May 21, 2013; or else this approval shall be void.

By Mr. Smith, seconded by Mrs. Mills and passed 4-0.

**PUBLIC HEARING**

The Gunnery, Inc. /13 Kirby Road(Conroy House) /Replace windows.

Ms. Gilchrist opened the Public Hearing at 8:25PM to consider the application for a Certificate of Appropriateness submitted by The Gunnery to replace the windows in Conroy House, 13 Kirby Road. She read the legal notice which appeared in Voices on 5/13/12. Ms. Gilchrist seated members Gilchrist and Kerr and seated Alternate Mills for Mrs. Boyer and Alternate Krinsky for Mr. Smith. Mr. Robert Powell of Wieber, Powell & Grunigen represented The Gunnery.

Mr. Powell presented a large photo showing each side of Conroy House. He explained this is the Headmaster House. Testing was done in the house and lots of lead based paint was found. They want to replace all the windows with energy efficient, ultimate clad windows by Marvin. The existing windows are also covered with lead based paint which cannot be removed during the school year.

It must be done in the summer. Mr. Powell submitted a brochure from Marvin describing the windows. He said these are the same type windows installed in Teddy House and the Development Office; previously approved by HDC.

Ms. Gilchrist asked if the existing paint will be scraped. Mr. Powell replied no it will not be scraped. It will be sprayed over and will match the existing paint. They expect to start on July 1st and work through December. Ms. Gilchrist asked if the shadow lines are lost when paint is sprayed on. Mr. Powell replied no, spraying is just a different way of applying paint.

Ms. Gilchrist asked how they intend to handle the gable windows. Mr. Powell said Marvin will replicate those windows exactly. Ms. Gilchrist said she felt reassured that none of the rough opening will be changed. Mr. Powell stated that is correct. The Marvin representative will do all the measuring.

Mr. Kerr asked if the shutters were going to be repaired. Mr. Powell said yes, they will be repaired. If he finds that the shutters need to be replaced, there is a company that replicates shutters in fiberglass. Mr. Powell said he would come back to the commission if that is necessary.

Mr. Powell said there may be a few clapboards that will need to be replaced in-kind. He also mentioned that since storm windows are not necessary over these energy efficient windows, the mullions will be more visible.

Ms. Gilchrist asked if there were any more questions or comments. There were none.

#### MOTION:

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by The Gunnery to replace the windows in Conroy House, 13 Kirby Road.  
By Mrs. Mills, seconded by Mr. Kerr and passed 3-0.

Ms. Gilchrist closed the Public Hearing at 9:15PM.

This Public Hearing was recorded and is available in The Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

## **REGULAR MEETING**

Ms. Gilchrist resumed the Regular Meeting at 9:16PM.

The Gunnery, Inc. /13 Kirby Road(Conroy House) /Replace windows.

#### MOTION:

To approve the application for a Certificate of Appropriateness submitted by The Gunnery to install new Marvin Ultimate Clad double hung energy efficient windows in Conroy House, 13 Kirby Road, as described in the brochure from Marvin Windows and Doors(rec'd 5/21/12). Existing storms and screens will be removed. All windows in dormers and other windows of unique design will be reproduced per existing.

This work is to be completed by May 21, 2013; or this approval shall be void.

By Mr. Kerr, seconded by Mrs. Mills and passed 3-0.

MOTION:

To approve the 4/16/12 minutes as written.

By Mr. Smith, seconded by Mrs. Mills and passed 4-0.

MOTION:

To include subsequent business not already included on the Agenda: 1)Discussion re: meetings.

2)Discussion with Chris Charles.

By Ms. Gilchrist, seconded by Mrs. Mills and passed 4-0.

A brief discussion ensued regarding conducting of HDC meetings and election of officers for 2012.

Chris Charles spoke with the commissioners about the importance of easements in the Calhoun-les Historic District. Ms. Gilchrist commented that is something the commission would support. Mr. Smith suggested getting a group of residents together to talk with Mr. Charles.

MOTION: To adjourn. By Mrs. Mills.

Ms. Gilchrist adjourned the meeting at 9:25PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Clerk