

March 18, 2013

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

MEMBERS ABSENT: Mrs. Boyer, Mrs. Mills

ALTERNATES PRESENT: Mr. Hollinger, Mrs. White

ALTERNATES ABSENT: Mr. Krinsky

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Wodtke

PUBLIC HEARING

Wodtke /81 Green Hill Road /Additions to garage and existing dwelling, replace windows.

Mr. Kerr opened the Public Hearing at 7:36PM to consider the application for a Certificate of Appropriateness submitted by Peter and Barbara Wodtke, 81 Green Hill Road, to create a writing studio above the existing garage, include an addition to the master bedroom, renovate existing interiors and replace existing windows. He read the legal notice which appeared in Voices on 3/10/13. He seated the members and seated Alternates Hollinger and White for Mrs. Boyer and Mrs. Mills. Mr. Wodtke was present.

It was noted that Crisp Architects met with the commission last month for the preliminary discussion. Mr. Wodtke said he would answer any remaining questions. Mrs. White asked if the height of the garage addition would be the same height as the main building. No, it will not. Mrs. White asked about windows and skylights on the garage addition. The members looked at the drawings and photos. It was noted that the skylights will be on the back of the garage. After a brief discussion, Mr. Wodtke stated that the proposed window on the street-side of the garage is not that important to them. He said they would be willing to keep the decorative fan shaped panel on the garage and forget about the proposed window. Mr. Wodtke told the members that most important to them will be approval to install new windows throughout the house.

Ms. Gilchrist asked Mr. Wodtke if he could assure the commission that the new windows being proposed will duplicate the existing windows in every way. Mr. Hollinger asked if some of the windows cannot be opened. Mr. Wodtke said that is true. Mrs. White asked the age of the house. Mr. Wodtke said the smaller addition is about 1770, the larger is about 1870. Mr. Hollinger noted the house has three different architectural eras.

Mr. Kerr said the windows could be an issue. He asked if the architect has decided on the new windows. He suggested that it might make more sense for the architect to tell the commission if the windows are going to be Marvin and then give us a Marvin brochure. Mr. Wodtke assured Mr. Kerr that they intend to duplicate exactly what is there today. Ms. Gilchrist said it sounds like there won't be a problem. She will call the architect and ask him to fax the specifications for the windows from the Marvin catalog. Mr. Smith asked if the contractor will duplicate exactly or just come close. Ms. Gilchrist said the commission needs assurances, and has consistently asked for specific details, such as a manufacturer's catalog. Mr. Wodtke stated the new windows will be exactly the same. They will be like custom-made. Mr. Wodtke asked what they could do to assure the commission about the new windows. Mr. Smith said they should submit pictures and documentation of the

Marvin windows and also a sketch of each of the three types of windows. He also suggested detail #9 of the architects 10-point project description should be rewritten. Mr. Wodtke asked how much time they are likely to lose due to these changes. Mr. Kerr replied, none.

Mr. Kerr asked if there were any additional comments or questions. There were none.

MOTION:

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Peter and Barbara Wodtke, 81 Green Hill Road, for additions to garage and existing dwelling and replace windows.

By Mr. Hollinger, seconded by Mr. Kerr and passed 5-0.

Mr. Kerr closed the Public Hearing at 8:03PM.

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

REGULAR MEETING

Mr. Kerr called the meeting to order at 8:04PM. He seated the members and Alternates Hollinger and White for Mrs. Boyer and Mrs. Mills.

Wodtke /81 Green Hill Road /Additions to garage and existing dwelling, replace windows.

Ms. Gilchrist said she spoke with Darren, at Crisp Architects and asked for a sketch of the eaves. He said they will match existing.

The existing decorative fan panel on the garage will stay, so detail #5 on the 10-point project description will need to be revised. Mr. Kerr noted that detail #9 will also need to be amended:

Detail #5.

The garage roof will be raised a distance of +-3ft to match the existing slope and level of the adjacent roof line. This will allow adequate floor space and ceiling height per code for a habitable space. This new finished space will be used for a writing studio. The addition of skylights and/or "roof windows" will provide daylight and ventilation for the space. The existing decorative fan panel will stay. The floor, walls and roof will be replaced with new construction for insulation as necessary. The roof slope and details will match the existing house.

Detail #9.

All existing windows will be replaced. The windows will be constructed of wood to the same dimensions as existing windows. Details of mullion profiles and casing and decorative trim are to match existing.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Peter and Barbara Wodtke, 81 Green Hill Road, to create a writing studio above the existing garage, include an addition to the master bedroom, renovate existing interiors and replace existing windows with exact matching windows. All work is to be done according to plans, drawings and the Project Description by Crisp Architects in which points #5 & #9 were amended per 3/18/13 minutes. This

work is to be completed by March 18, 2014; or this approval shall be void.
By Mr. Hollinger, seconded by Mr. Kerr and passed 5-0.

Consideration of the Minutes

MOTION:

To approve the 2/11/13 minutes as written.

By Mr. Hollinger, seconded by Mr. Smith and passed 5-0.

MOTION:

To adjourn. By Mr. Kerr.

Mr. Kerr adjourned the meeting at 8:35PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,
Martha T. Shade, Clerk