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 **WASHINGTON HISTORIC DISTRICT COMMISSION**

**Bryan Hall Memorial Plaza**

**Washington Connecticut 06793**

 **Minutes – May 15, 2017**

**7:00 PM Main Level Conference Room**

Members Present: Jane Boyer, Tom Hollinger Phyllis Mills, Sally Woodroofe

Members Absent: Susan Averill

Alternates Present: Bill Fairbairn, Dimitri Rimsky, Louise Van Tartwijk

I. Regular Meeting

Call to Order - Mr. Hollinger called the meeting to order at 7:00 PM and seated Louise Van Tartwijk for

 Susan Averill. Mr. Hollinger welcomed and introduced Mr. Dimitri Rimsky, the HDC’s newest alternate.

II. Consideration of the Minutes – April 17, 2017

The members reviewed the minutes. There were no changes.

MOTION: To accept the April 17, 2017 minutes as written. By Ms. Woodroofe, seconded by Ms. Mills,

 passed 5 to 0.

III. Motion to include subsequent business not on the agenda:

 1) Discussion - 119 Calhoun Street/dormer addition/Melissa and Russell Triedman

 2) Discussion - The Gunnery’s “Cottage” porch repairs and removal/Michel Williams

 3) Discussion - 21 Kirby Road/current construction/Kathy and Steven Guttman

 4) Discussion - Kirby and Wykeham Roads/Judea Water Company/road repairs status

 By: Mr. Hollinger seconded by Ms. Van Tartwijk, passed 5 to 0.

 1) Discussion - 119 Calhoun Street/dormer addition/Melissa and Russell Triedman – Craig Ciarlone

 Owner Russell Triedman and contractor Craig Ciarlone requested an informal discussion with the HDC prior

 to completing the application for a Certificate of Appropriateness. The Triedmans are proposing the addition

 of a dormer to the second floor, back half of the house, west side. It will be partially visible from the street.

 The new dormer will be consistent with the home’s existing exterior features - siding, roofing, flashing and

 windows. Mr. Ciarlone displayed the project plans and brought a sample of the cedar siding. It was

 an informative session for all involved. Members thanked Mr. Ciarlone and Mr. Triedman for coming to the

 Commission prior to the hearing.

 2) Discussion - The Gunnery’s “Cottage” porch repairs and removal – Tom Hollinger

Mr. Hollinger explained the removal of the porch on the Cottage at The Gunnery. He checked with Michel Williams who replied that the Gunnery’s intent was that the porch would be repaired and not completely replaced. Mr. Williams and Mr. Hollinger previously discussed that a COA was not needed due to it being a repair in kind. Mr. Williams informed Mr. Hollinger that the completed COA application remains in his file. It was not processed because the porch design was not changed. During the repairs, extensive rot was found in structural timbers but the porch was so poorly constructed that repairing it would not meet safety or code requirements.  Mr. Hollinger asked the clerk to contact Mr. Williams to request a letter stating these facts.

3) Discussion – 21 Kirby Road, “The Rocks”/current construction/Kathy and Steven Guttman – Tom Hollinger

The committee discussed the construction occurring at 21 Kirby Road, "The Rocks". The focus of the attention was the construction of a pool, pool house and tennis courts on the Barnes Road property adjacent to The Rocks but owned by the Guttmans, held as a separate property and which is not in the Washington Green Historic district. The committee felt that a conversation with the Zoning Officer and the Land Use Administrator was needed in order to clarify boundary concerns and zoning regulations about accessory buildings on a property with no primary residence.

 4) Discussion - Kirby and Wykeham Roads/Judea Water Company/road repairs – Jane Boyer

Ms. Boyer commented on the length of time that has passed since the work along Kirby and Wykeham Roads was completed. Ms. Boyer suggested writing a letter to the First Selectman. Ms. Boyer stated that the Judea Water Company should be responsible for the road repairs and not the Town of Washington.

IV. Pending Business – Tom Hollinger

Mr. Hollinger updated the Commission on the status of the May 1, 2017 Revision of the Design Guidelines and Rules of Procedure. Both documents have been posted to the Town of Washington website. Mr. Hollinger thanked commission members for their hard work in the difficult task of updating these important documents. Work will continue updating the Certificate of Appropriateness procedures and the corresponding introduction for insertion into the HDC section of the site.

V. Adjournment

MOTION: To adjourn. By Ms. Woodroofe, seconded by Ms. Mills.

Mr. Hollinger adjourned the meeting at 7:50 PM

Submitted Subject to Approval

Janice Roberti, Historic District Clerk May 22, 2017