

# October 18, 2004

MEMBERS PRESENT: Mr. Graney, Mr. Treadway

MEMBERS ABSENT: Mrs. Picton, Mr. Smith, Mr. Talbot

ALTERNATES PRESENT: Mrs. Boyer

ALTERNATES ABSENT: Mr. Chute, Mrs. Rives

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Godwin, Mr. Pleasants, Mr. Woodward

PUBLIC HEARING

**Calhoun Street LLC /175 Calhoun Street /Relocate driveway, siding on garage and connector, extend addition and change roof line.**

Mr. Graney opened the Public Hearing at 7:35PM to consider the application for Certificate of Appropriateness submitted October 1, 2004, by Calhoun Street LLC, 175 Calhoun Street, to relocate driveway, determine siding for garage and connector, extend living room and change roof line. He read the legal notice which appeared in **Voices** on 10/10/04. Mr. Graney seated the members and seated Alternate Boyer for Mr. Talbot. Mr. Godwin and Mr. Pleasants were present along with their General Contractor, Sean Woodward.

Mr. Treadway said he did not think the driveway location should be discussed because the stakes had not been installed in time for members to see them before the meeting. Mrs. Boyer had some questions about the stone wall but since the stone wall is related to the driveway relocation, it was agreed to delay this discussion until next month.

Mr. Godwin said they would like to extend the living room by six feet and change the roof over the living room from a shed roof to a gable roof. The members studied the drawings (marked rec'd. 10/13/04). Mr. Treadway said he thinks the roof change looks better.

Mr. Godwin said the siding on the garage and connector will be shingle to differ from the house which is clapboard. The windows and door on the connector are asymmetrical as shown in the drawing. He noted that the drawings show windows on the garage/guest house to be six over six. If the Commission approves, they would like to keep the existing windows which are four over four. The existing windows are in good condition and they would like to keep them. In addition, they will be different from the windows on the main house. Mr. Graney asked if hoods would be added over the windows like those in the drawing. Yes. Mr. Godwin said hoods are going to be added over the existing four over four windows. Mr. Graney asked about windows in the connector. They will be six over six just like the house. Mr. Treadway said it looks fine.

Mr. Woodward noted that the Commission had asked about outside lighting at the last meeting. As of this date, Mr. Pleasants has not been able to find the antique lights he wants. Mr. Woodward said the building code requires a source of light for each exterior door. He said they will come back to HDC when they decide on the lights.

Mr. Graney asked the members if they had any questions about the roof. They did not. He asked Mr. Godwin if he had given any thought to reducing the height of the gable. No.

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

MOTION: To close the Public Hearing to consider the application for Certificate of Appropriateness

submitted 10/1/04 by Calhoun Street LLC, 175 Calhoun Street, to relocate driveway, determine siding for garage and connector, extend living room addition and change roof line. By Mrs. Boyer, seconded by Mr. Treadway and passed 3-0.

Mr. Graney closed the Public Hearing at 7:55PM.

This Public Hearing was recorded on tape. The tape is on file in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

## REGULAR MEETING

Mr. Graney called the meeting to order at 7:57PM and seated the members and seated Alternate Boyer for Mr. Talbot.

Pending Business

### **Calhoun Street LLC /175 Calhoun Street /Relocate driveway, siding on garage and connector, extend addition and change roof line.**

Mr. Graney asked the members if they had any problems with the proposed changes. Mr. Treadway and Mrs. Boyer said they did not. Mr. Graney stated he has a problem with the increase in mass and the height of the gable.

Mr. Treadway noted that only the gable would be seen from the road. Mr. Graney commented the shed roof would not be as visible. Mr. Treadway said there is no question that the addition will add to the overall mass, but the little bit that can be seen from the road does not give him a problem.

Mr. Godwin showed the Commission some photos of the house from the road and discussion continued regarding how much of the gable would be visible. He said they are extending the living room in order to make it more functional for a prospective buyer and the gable roof works better with the extension. Mr. Graney wondered when does it end - when is enough enough.

Mr. Godwin wanted to know if the Commission gave any consideration to the improvements they have made to the house; the money they have spent and amount of work they have done to make the house look so much better than it did before. The members agreed that they have no argument with any of that. However, Mr. Graney said, big is an issue. It seems now that bigger is better. How much space does a person need?

Mrs. Boyer asked what would happen if they lowered the gable? Mr. Treadway agreed with that idea.

Mr. Woodward studied the plans and decided the gable could be reduced by lowering the transome windows over the french doors and bringing the eave line down one foot. The ridgeline would be reduced by two feet without effecting the ceiling height of the living room.

Mr. Graney commented the whole addition would then pretty much disappear. He reiterated; the eave line would be lowered one foot and the ridgeline would be lowered two feet. Mr. Woodward said yes and the inside ceiling height would be the same. Mr. Graney said he was willing to approve this change.

Mr. Godwin said he will send a new drawing showing the changes.

**MOTION:** To approve the application for Certificate of Appropriateness submitted 10/01/04, and drawings submitted 10/13/04, by Calhoun Street LLC, 175 Calhoun Street, to install shingle siding on

garage/carriage house and connector with noted change to asymmetrical fenestration (door & two windows) on connector, and change to 4 over 4 double hung windows on garage/carriage house. Extend living room an additional 6ft, change living room roof from shed to gable with noted change to reduce ridge and eave height by 2ft. Plans for change in height of gable roof to be submitted by 10/29/04. And to DENY WITHOUT PREJUDICE relocation of the driveway and alteration of stone wall due to incomplete information. This work is to be completed by October 18, 2005, or else this approval shall be void. By Mr. Treadway, seconded by Mrs. Boyer and passed 3-0.

#### Consideration of the Minutes

MOTION: To approve the 9/20/04 minutes as written. By Mr. Treadway, seconded by Mrs. Boyer and passed 3-0.

#### Other Business

Mrs. Boyer tried to contact Mr. Loether of the State Historical Society regarding ways to inform prospective buyers that a house is in one of the historic districts. He did not return her calls. The Town of Litchfield relies on a lot of communication with their Building Official.

#### Correspondence

Mr. Graney read a letter from Gordon T. Wallis, 32 Sunny Ridge Road, informing the Commission that he would be replacing a barn on his property which was struck by lightning and burned to the ground. It will be replaced in kind in the same location, same size and using the same building materials. A photo was included. The Commission approved.

MOTION: To adjourn the meeting. By Mrs. Boyer.

Mr. Graney adjourned the meeting at 8:45PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Secretary