

October 20, 2003

MEMBERS PRESENT: Mr. Smith, Mrs. Picton, Mr. Treadway, Mr. Talbot and Mrs. Rives (for Mr. Graney).

MEMBERS ABSENT: Mr. Graney

ALTERNATES PRESENT: Mrs. Rives and Mr. Chute

ALTERNATES ABSENT: Mrs. Boyer

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Ms. Khouri, Mr. Bass, Mr. Brighenti

PUBLIC HEARING

Khouri /75 Green Hill Road /New windows on third floor and east elevation.

Mr. Smith opened the Public Hearing at 7:40PM to consider the application for Certificate of Appropriateness submitted 10/9/03 by Ann M. Khouri, 75 Green Hill Road, to install new windows on the third floor and on the east elevation. He read the legal notice which appeared in **Voices** on 10/12/03. Mr. Smith seated the members and seated Alternate Rives for Mr. Graney. Ms. Khouri and Mr. Bass were both present.

Ms. Khouri said she would talk first about the existing third floor windows which are in very bad condition. They are proposing to replace them with Eagle metal clad windows which will be easier to maintain. Ms. Khouri showed the members a drawing of the proposed window (marked rec'd. 10/20/03, drawing A). The proposed window is a multi-light(9) upper sash with one light below. Each of the proposed windows has its own storm. There will be no additional storms or screens. The metal on the windows will match the sandstone trim. The window casings and sills are to be rebuilt in wood and will duplicate the originals.

The members continued to discuss the windows; existing and proposed. Ms. Khouri said every window in the house needs to be restored eventually, but now they are just going to restore the gable end windows. She noted there are various sizes and types of windows throughout the house. Mr. Smith asked if there was anything about the house itself that would dictate the number of lights per window. No. There is no standardization - the number of lights varies from window to window.

Mr. Talbot asked Ms. Khouri if she had prepared a drawing for the Commission. No she had not. He explained that it is important to show the proposed windows inserted in the elevation so there will be an accurate record in the file.

Mr. Smith asked if the members had any more questions regarding the third level windows before they go on to discuss the east elevation. There were none.

East elevation. Ms. Khouri began by saying that everything they do to correct a problem turns into a greater problem. There have been significant problems with water and rot because the house has not been properly maintained over the years and when repairs were made they were not done logically or well. All existing crown moldings, rake boards and fascia boards which have rotted are being removed and replaced with ones made of Philippine mahogany.

Ms. Khouri noted they have encountered significant structural issues and they expect there will more. Therefore, rather than rebuild the second story overhang which they got a variance for, they have decided to completely remove the 5'x30' addition and go back to the original east facade. The Commission thought that would be an improvement. Mr. Smith noted that what Ms. Khouri has proposed looks good,

but she will need to submit drawings of both the front and east side to the Commission.

Mr. Smith said at this time he would like to deal specifically with the issue of the windows and in more general terms with the east side. Ms. Khouri can come back to the Commission when those details are finalized.

Where the west side porch was stabilized, Ms. Khouri said she would like to introduce a new window type; a more simplified design. She asked the Commission if it would allow some flexibility in choosing new windows. Mr. Treadway suggested she make a final decision on window choice and then come back to the Commission.

Mr. Chute commented that what distinguishes this building historically, is the fact that over the years people have done many different things. Ms. Khouri said she is trying to bring it all together. Mr. Smith agrees with Mr. Chute, he stated it is not essential that this house be a historical reproduction.

Mr. Smith asked the members if they had any additional questions or comments. There were none.

MOTION: To close the Public Hearing to consider the application for Certificate of Appropriateness submitted by Ann M. Khouri, 75 Green Hill Road, to install new windows on the third floor and on the east elevation. By Mr. Treadway, seconded by Mrs. Rives and passed 5-0.

Mr. Smith closed the meeting at 8:15PM.

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

Brighenti /17 Kirby Road /Replace entrance door, garage door, add a window, 2 outside lights and lap pool w/fence.

Mr. Smith opened the Public Hearing at 8:17PM to consider the application for Certificate of Appropriateness submitted 10/7/03 by Stephen Brighenti, 17 Kirby Road, to replace the entrance door, garage door, add a window, 2 outside lights and a lap pool with fence. He read the legal notice which appeared in **Voices** on 10/12/03. Mr. Smith seated the members and Alternate Rives for Mr. Graney. Mr. Brighenti was present.

Mr. Brighenti brought some photos(rec'd. 10/20/03) for the members to see the view from the various points along the road. The members also looked over the drawings which showed where the entrance door with shed roof would replace the garage door, the placement of the new windows and the lattice trellis which will hide equipment. There was also a picture of the type of lap pool and style of fence. Mr. Brighenti showed the members a picture of another carriage house with similar door and windows.

Mr. Treadway asked if this building used to be a carriage house. Yes, for The Gunnery, not The Rocks. The members discussed the changes with Mr. Brighenti. Some wondered if some of these changes might turn this simple carriage house into something else. Mrs. Picton suggested rather than choosing a different window, use a casement window like the other one on the house - it would be more symmetrical. For the entrance door, Mr. Talbot suggested a roof more like the original, with two brackets and a hanging light tucked under the roof instead of the two lights on either side of the door. Mr. Brighenti agreed to these changes and sketched them on the drawing for the file. There will also be a 4'x 8' entrance pad at the front door which he added to the drawing.

The Commission discussed the 4'x8' lattice trellis which will be installed to cover the air conditioning equipment under the porch. The lattice will be painted dark green and roses planted to cover. The

members agreed that once the trellis is up, nothing will be visible from the street.

One of the photos shows stakes where the lap pool is going to be built. Mr. Brighenti said due to setback requirements he is restricted as to where he can put the pool because it must be 25ft from the side yard boundary and 50ft from the front. He said the pool would be painted dark blue with blue stone around the border. The picket fence around the pool will be painted a dark green.

Mr. Smith thought the pool would be visible from the road. Mrs. Picton said there are trees but they may come down some day. The Commission discussed the fencing. Mr. Talbot suggested combining solid and open fencing. Mr. Treadway said he did not like solid fences. Mrs. Picton said she can understand the need for privacy but she does not like a solid wall either. Mr. Smith agreed they should avoid solid fencing on Kirby Road. Mr. Treadway said a fence should be as innocuous as possible. The members agreed the fence should be open on three sides and closed on one side (along The Rocks wall). Mr. Brighenti said he was agreeable to that.

Mr. Treadway asked Mr. Brighenti if he would be occupying the house. No. Mr. Brighenti will use it as a guest house for friends or rent it.

Mr. Talbot asked if any lighting is planned for the pool. Mr. Brighenti said he prefers no lighting. Mr. Smith said if he decides he needs lighting he must come back before the Commission.

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

MOTION: To close the Public Hearing to consider the application for Certificate of Appropriateness submitted by Stephen Brighenti, 17 Kirby Road, to replace entrance door and garage door, add a window, 2 outside lights and lap pool w/fence. By Mrs. Picton, seconded by Mr. Treadway and passed 5-0.

Mr. Smith closed the Public Hearing at 9:05PM.

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

REGULAR MEETING

Mr. Smith called the meeting to order at 9:07PM, seated the members and Alternate Rives for Mr. Graney.

Pending Business

Kyte-Surnow /97 Calhoun Street /Renovations and addition to existing house, pool w/fence, pool house, terracing and stone walls.

Mr. Talbot and Mr. Treadway met with Mr. Yellen on 9/21/03 and reviewed drawings (marked 7/21/03). Mr. Yellen was given a list of additional information required and was asked to submit them for this meeting. Mr. Yellen brought new drawings to the Land Use Office this morning(10/20/03).

Since no one was present and the application was not complete, the Public Hearing was not held. The Commission accepted the new drawings (rec'd. 10/20/03) and will review them for completeness for the next Public Hearing on November 17th. A letter will be sent to Mr. Kyte and Mr. Surnow (see file).

Mr. Graney was not present, but had expressed his desire to preserve the agricultural nature of the Calhoun-Ives District. The members agreed that the location and size of the pool and pool structures were

a concern of the Commission.

Khouri /75 Green Hill Road /New windows on third floor and east elevation.

MOTION: To approve the application for Certificate of Appropriateness submitted 10-9-03 by Ann M. Khouri, 75 Green Hill Road, to install new windows on the third floor as described in "Drawing A" and attached documentation received 10-20-03 and in the minutes of the Public Hearing and to defer approval of changes to the east side until details are presented. This work is to be completed by October 20, 2004; else this approval shall be void. By Mrs. Rives, seconded by Mr. Treadway and passed 5-0.

Brighenti /17 Kirby Road /Replace entrance door, garage door, add a window, 2 outside lights and lap pool w/fence.

Mrs. Rives asked if it was possible to vote against just the pool. No. Mr. Smith explained each member must vote for or against the entire motion. However, it would be possible to deny the pool without prejudice. Mrs. Picton said she had no problem with the pool. Mr. Treadway commented the lot is very small. Mr. Talbot said they could have a site visit - it is hard to visualize. It was decided to deny the pool without prejudice and each member will go individually to see the area.

MOTION: To approve the application for a Certificate of Appropriateness submitted 10-7-03 by Stephen Brighenti, 17 Kirby Road, to replace the garage door with an entrance door and a wood shingle roof similar to the original shed roof, replace the entrance door with a window and remove the gable entry roof and add a fourth window to the front - all according to the presentation made October 20, 2003, including documentation. Also, to add trellis work under the porch to conceal equipment. And to DENY without prejudice the installation of the lap pool with fence and equipment until the Commission can obtain further information about its appearance and impact upon the District. This work is to be completed by October 20, 2004; else this approval shall be void. By Mr. Treadway, seconded by Mrs. Rives and passed 5-0.

Consideration of the Minutes

MOTION: To approve the 9/15/03 minutes as written. By Mr. Treadway seconded by Mrs. Rives and passed 5-0.

MOTION: To adjourn the meeting. By Mr. Smith.

Mr. Smith adjourned the meeting at 9:50PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Secretary