

November 18, 2002

MEMBERS PRESENT: Mr. Smith and Mr. Treadway

MEMBERS ABSENT: Mr. Graney, Mrs. Picton and Mr. Talbot

ALTERNATES PRESENT: Mrs. Rives

ALTERNATES ABSENT: Mrs. Boyer

STAFF PRESENT: Mrs. Shade

ALSO PRESENT: Ms. Khouri and Mr. Bass

PUBLIC HEARING

Khouri /75 Green Hill Road /Construct retaining wall at east edge of driveway and review reconstruction of east chimney.

Mr. Smith opened the Public Hearing at 7:30PM to consider the application for Certificate of Appropriateness by Ann M. Khouri, 75 Green Hill Road, to construct a retaining wall at the east edge of the driveway and review reconstruction of the east chimney. He read the legal notice which appeared in **Voices** on 11/10/02. Ms. Khouri and Mr. Bass were present.

Retaining wall

Ms. Khouri presented an information sheet and drawing for the retaining wall along with some photos and a site plan (marked rec'd 11/18/02). She explained that they have had extensive regrading done on the property due to ground water running toward the house and into the basement causing damage to sills and walls. They are proposing to build a stone retaining wall along the east side of the driveway. The retaining wall will be approximately 135ft long and the depth at the top of the wall will be 18 to 20in. The wall will be about 3ft tall in the middle and taper to approximately 1ft at either end. She showed the members a photo of the existing condition of the driveway and another photo of the type of stone to be used; Goshen stone from Massachusetts. Mr. Treadway asked if it will be a dry wall. Yes.

Mr. Smith concluded that not much of the retaining wall would be visible going down hill toward the Depot, but will be partially visible going up hill toward The Gunnery. The members agreed and stated they have no problem with the retaining wall.

Eastern chimney

Ms. Khouri referred the Commission to Page 2, Description 2; the east chimney. She explained that from the front elevation, the east chimney, which is toward the back of the house, is not tall enough to be visible.

She said when they began to take the chimney apart from the top down to the attic floor, they saw that it had been poorly built and was unusable in its existing condition. Due to the added cost and everything else they are faced with, it is not practical for them to go ahead with rebuilding the chimney. Ms. Khouri added, on the bright side, if they demolish the chimney to the ground they might be able to add another window which would help brighten up a dark room. The proposed window would be similar to other windows on the house. Mr. Treadway asked if they had any idea when the chimney was built. Ms. Khouri replied all the chimneys are original.

Mr. Treadway said he has no problem with what they have proposed. Mrs. Rives agreed. Mr. Smith said removal is not a problem with him either, nor is the window to replace it. He added, even if they were to rebuild the chimney and change its shape it would not be a big deal because he does not think it would be

visible from a public way. Ms. Khouri asked the Commission if they could do either. Mr. Smith replied they could, however, if they do decide to rebuild the chimney, a drawing should be submitted to HDC.

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 for Ann M. Khouri, 75 Green Hill Road, to construct a retaining wall at the east edge of the driveway and review reconstruction of the east chimney. By Mr. Treadway, seconded by Mrs. Rives and passed 3-0.

Mr. Smith closed the Public Hearing at 8:05PM.

REGULAR MEETING

Mr. Smith called the meeting to order at 8:06PM and seated the members.

Pending Business

Khouri /75 Green Hill Road /Construct retaining wall at east edge of driveway and review reconstruction of east chimney.

MOTION: To approve the application for Certificate of Appropriateness by Ann M. Khouri, 75 Green Hill Road, to build a retaining wall on the east edge of the driveway according to drawings submitted November 18, 2002, remove chimney(E1) and replace it with a window similar to the others with the stipulation that details of the window will be presented to the Commission later. This work is to be completed by November 18, 2003; else this approval shall be void. By Mr. Treadway, seconded by Mrs. Rives and passed 3-0.

Consideration of the Minutes

MOTION: To approve the 10/21/02 minutes as written. By Mrs. Rives, seconded by Mr. Treadway and passed 3-0.

Other Business

Regarding the Greenfield fence at 12 Ives Road - Mr. Smith will check it out in December.

Correspondence

James Kelly wrote a letter on behalf of the Washington Club stating they were replacing the eight tennis courts in kind. He went on to say that the Club would apply to HDC when they are ready to construct the new deck, pro shop and storage area to replace those being removed. HDC will double check to verify that the deck, pro shop and storage area are actually in the Historic District.

A letter was sent to Mr. Ullram requesting a letter to notify HDC that the deck being replaced on the back of the post office building at 5 Kirby Road is being replaced in kind.

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

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

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade,
Secretary