

# December 14, 2009

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**MEMBERS PRESENT:** Mr. Chute, Ms. Gilchrist, Mr. Kerr, Mr. Talbot, Mr. Smith

**ALTERNATES PRESENT:** Mrs. Mills

**ALTERNATES ABSENT:** Mrs. Boyer, Mr. Tilden

**STAFF PRESENT:** Mrs. Shade

**OTHERS PRESENT:** Mr. & Mrs. White, Atty. James Kelly, Ms. Canning, Mr. James, Mr. & Mrs. Shapiro, Mr. Tyler Smith, Mr. Wadelton

## **PUBLIC HEARINGS**

### White /6 Parsonage Lane /Extend Certificate of Appropriateness to build garage-studio addition.

Mr. Kerr opened the Public Hearing at 7:35PM to consider the application for a Certificate of Appropriateness submitted by Edmund and Zemma White, 6 Parsonage Lane, to extend an existing Certificate of Appropriateness to build a garage/studio addition. He read the legal notice which appeared in Voices on 12/6/09, and seated the members. Mr. and Mrs. White were present.

The commission looked over plans for the addition which had been submitted with the original application in November 2006. Mr. and Mrs. White stated there have been no changes since the plans were approved at that time.

Mr. Kerr asked the members if they had any additional comments or questions. There were none. There was no one else present either for or against this application.

### **MOTION:**

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Edmund and Zemma White, 6 Parsonage Lane, to extend an existing Certificate of Appropriateness to build a garage/studio addition.

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

Mr. Kerr closed the Public Hearing at 7:45PM.

Due to technical difficulties, this Public Hearing was not recorded.

### Elbow Properties, LLC(cont'd) /110 Calhoun Street /Barn modifications.

Mr. Kerr reconvened the Public Hearing at 7:47PM to consider the application for a Certificate of Appropriateness submitted by Elbow Properties LLC, 110 Calhoun Street, for barn modifications. Mr. Talbot recused himself from this Public Hearing. Mr. Kerr seated the members and Alternate Mills for Mr. Talbot. Atty. James Kelly was present for Elbow Properties.

Atty. Kelly read a letter from Mr. Daniel Frisch, Architect, stating he has been retained to prepare plans for restoration and renovation of buildings at 110 Calhoun Street. These plans will be submitted to HDC in the spring. Until then, no further work will be done. Main barn and farm house have been stabilized for winter. This letter is in the applicant file and a copy is filed with these minutes.

Atty. Kelly told the members that Mr. Cady provided measurements of the cupola to Mr. Robinson for documentation. Mr. Robinson will forward all of his documentation on this project to Mr. Frisch. At this point, Atty. Kelly said he thought it would be best to withdraw this application and come back to the commission in the spring. He noted the other issue is the back barn – they will do whatever the

commission wants regarding that.

Mr. Kerr asked if they anticipate any activity on the farm before they come back in the spring. No. Any further demolition? No.

Mr. Smith said he thought the crucial issue is going to be whether or not the plans they have will fit the historic district or not. He asked if there might be a way to be in touch with the architects as they go along. Atty. Kelly said he would pass that on to Mr. Frisch. After some preliminary plans have been developed, perhaps he could have a preliminary discussion with the commission.

Mr. Kerr asked the members if there is anything they would like Atty. Kelly to do prior to withdrawing the application. Ms. Gilchrist said the commission should have documentation of all buildings on the property. Mr. Kerr agreed. The more documentation we have the better. The commission agreed on documentation as well as withdrawal of this application.

A member of the public asked why Mr. Talbot recused himself. Mr. Talbot stated the new owners (of 110 Calhoun Street) have hired him to do another project and he felt it would be inappropriate for him to act on this application.

**MOTION:**

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Elbow Properties LLC, 110 Calhoun Street, for barn modifications.

By Ms. Gilchrist, seconded by Mr. Chute and passed 5-0.

Mr. Kerr closed the Public Hearing at 8:10PM.

Due to technical difficulties, this Public Hearing was not recorded.

**REGULAR MEETING**

Mr. Kerr called the meeting to order at 8:12PM, seated the members and reseated Mr. Talbot.

**MOTION:**

To include subsequent business not already posted on the agenda:

- a. Consider ways for Calhoun-Ives District residents to participate in issues regarding the district.
- b. Ways to make funds accessible for people to make renovations.

By Mr. Talbot, seconded by Mr. Chute and passed 5-0.

**Pending Business**

White /6 Parsonage Lane /Extend Certificate of Appropriateness to build garage-studio addition.

**MOTION:**

To approve the application for a Certificate of Appropriateness submitted by Edmund and Zemma White, 6 Parsonage Lane, to extend an existing Certificate of Appropriateness to build a garage/studio addition, previously approved 12/15/08. This work is to be completed by December 14, 2010; or else this approval shall be void.

By Mr. Talbot, seconded by Mr. Chute and passed 5-0.

Elbow Properties LLC(cont'd) /110 Calhoun Street /Barn Modifications.

Application withdrawn.

**Other Business**

Klemm /11 Ives Road /Silo – Preliminary Discussion.

Mr. Talbot recused himself so he could present the plans for this discussion. Mr. Kerr seated Mrs. Mills for Mr. Talbot.

The members looked at a drawing showing existing and proposed conditions of the barn and silo, a drawing showing silo reconstruction and photos of outside and inside the barn and silo. Mr. Talbot said the proposal is to rebuild the silo as it exists. The existing foundation may be adequate. The only change is a metal roof on the silo. He said he is delighted they are saving the silo and the back barn. Along with the plans and photos, Mr. Klemm submitted a completed application and the fee. Mr. Talbot commented this is a preliminary review of what they would like to do and he thinks the metal roof is an appropriate change for the silo. He noted it is important that this documentation be on file here and in the Building Department prior to demolition.

Ms. Gilchrist said she has no problem with the metal roof. She is delighted they are restoring it. Mr. Talbot commented the barn and silo present a nice buffer to Baldwin Hill Road. Also, he understands they are committed to retaining the barns.

Mr. Kerr said he does not hear any objections to the metal roof. This application seems ready for a Public Hearing next month.

Ms. Canning said she agrees completely with the commission and credits the Klemms for their decision. The Calhoun-Ives neighbors stood together in their dismay that this historic silo might be lost – and they also deserve credit.

HDC Website.

Steve Wadelton, Webmaster was present. Mr. Talbot showed the members a printout of the website. They looked over the layout. In addition to the usual information, some photos of houses have been added which depict before and after renovations that have been made. Mr. Talbot asked if anyone had suggestions for changes. After a brief discussion, it was decided to post, as is, on the website.

**MOTION:**

To approve the HDC calendar for 2010.

By Mr. Chute, seconded by Ms. Gilchrist and passed 5-0.

Calhoun-Ives District.

Mr. Smith said he would like the members to consider whether the commission should do more with the residents. Mr. Talbot asked if that means getting more information out to the residents or new regulations for the Calhoun-Ives district. The members briefly discussed this. Mr. Smith noted one of the most crucial things, is to find a way to let new residents know the importance of buying into an historic district.

Mr. Smith asked if there was any funding to help people in historic districts do renovations. Mr. Talbot said HDC is not in a position to distribute funds. Mr. Kerr suggested a “friends of.....” organization could be set up by people in the district. Mr. Talbot said a number of residents have offered to create a fund to help out, but not all residents would accept such funds.

Mr. Shapiro, Calhoun-Ives property owner, spoke to the commission. He said he respects the time the commissioners spend as volunteers and knows they have a concern for the area. However, the approval of the Wexler house is shocking. He thinks the Regulations should be changed because the word “altered”(changed, modified, rebuilt, reconstructed, restored, razed, demolished, removed, or moved) is misleading and should be changed. Mr. Shapiro showed the members some pictures of the Wexler property on his computer which were taken from the road. He said he is not sure what can be done at this point. People can change their minds. The proposed Nussbaum house is much more appropriate for the district. Mr. Shapiro said he would like to see the Regulations changed. A contemporary house should not be in the district. Mr. Talbot asked if the present structure standing on the Wexler property would be considered appropriate. Mr. Shapiro replied, No.

Mr. James, Calhoun Street resident, said the Wexler house is not in keeping with the historic district. He thought the opinions of the commission should match those of the community. Mr. Talbot reminded Mr. James that at the November meeting the members went over their thought process and discussed the rationale about why the Wexler application was approved and why a structure of that sort was approved over a shingle or clapboard. The nature of the house will be less obtrusive than the images of the existing house that Mr. Shapiro showed them on his computer. Mr. Kerr commented the Wexler house will be an improvement over what is there presently – the existing house is quite apparent.

Ms. Canning said she knows decisions cannot be made based on the neighbor’s point of view, but she understands Mr. James concerns. There are going to be a lot of windows in that house. When he bought his house he did not know he would be looking at all that light.

Ms. Gilchrist stated the commission depends on the plans and presentation that are given them and sometimes they are surprised. The members deliberate as best they can, given what they have to deal with. And, as she said last month, the commission considered this application very carefully. She added, there is a lot of bad modern design, but we considered this a good design. The lines, colors and massing relate to the land around it and the members thought it would work very well. Ms. Gilchrist said she feels very strongly that the historic district should represent a continuum of good architecture, from the beginning up to the present.

Ms. Gilchrist commented that what frightens her is a district where all new houses in it are just mediocre and designed to “fit in” and they wind up looking boring, cheesy and ultimately insulting to the existing houses, because they are trying not to offend or stand out – and that is something the commission has to deal with.

Mrs. Shapiro said she has a real problem. They have invested so much money in this district because she thought it would always remain historic. She never thought a modern house would be built in the district. She thought the district was protected. Isn’t it the purpose of the district to preserve? Mr. and Mrs. Shapiro feel they have tried so hard to do the right thing. Ms. Gilchrist said it is the judgement of the commission, that the Wexler house will be inconspicuous. Mr. Smith observed it is clear that the residents are angry about this decision. He said he does not think the commission and the residents agree on how to preserve the district.

Mr. Shapiro asked if there is anything the residents can do. Mr. Kerr replied come out and try to influence at the Public Hearing or appeal to the Superior Court. Mr. Shapiro said get rid of the word “alteration” in the Regulations. Mr. Talbot said that can be discussed at the next meeting.

### **Consideration of the minutes:**

The 11/16/09 minutes were accepted as amended:

Pg.1, Par.2, Line 8:.....connected to the neighboring fence.  
Pg.1, Par.2, Line 8:.....it will just be aligned with it.  
Pg.3, Par.5, Line 3:.....will be a glare from the bulb?  
Pg.6, Par.5, Line 2:.....the members and reseated Mr. Talbot.  
Pg.8, Par.4, Line 3:.....stated it is not recommended to.....

**MOTION:**

To accept the 11/16/09 minutes as amended.  
By Mr. Smith, seconded by Mr. Chute and passed 5-0.

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

**FILED SUBJECT TO APPROVAL**

Respectfully Submitted,  
Martha T. Shade, Clerk