

December 15, 2003

MEMBERS PRESENT: Mr. Smith, Mr. Graney and Mr. Talbot

MEMBERS ABSENT: Mrs. Picton and Mr. Treadway

ALTERNATES PRESENT: Mrs. Boyer, Mrs. Rives and Mr. Chute

ALTERNATES ABSENT: None

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Ms. Khouri and Mr. Bass

PUBLIC HEARINGS

Khouri /75 Green Hill Road /Replace three windows above west porch.

Mr. Smith opened the Public Hearing at 7:45PM to consider the application for a Certificate of Appropriateness for Ann M. Khouri, 75 Green Hill Road, to replace three windows above the west porch. He read the legal notice which appeared in **Voices** on 12/7/03. Mr. Smith seated the members and seated Alternate Boyer for Mrs. Picton and Alternate Chute for Mr. Treadway. Ms. Khouri and Mr. Bass were present.

Ms. Khouri presented a drawing (marked rec'd 12/15/03) of the proposed window which will replace the existing windows over the west porch. It is a Marvin window made of wood, with two lights; one over one. Ms. Khouri explained even though this is different from the ones on the rest of the house, it is very common for houses of this period to have various types of windows; and hers does. One reason they are proposing to use this window is because it is less expensive. Mr. Talbot said the Commission would need some kind of overview describing all the windows on the house. Ms. Khouri said these three windows over the porch are the only ones on the front facade that are being replaced. All the other windows on the front will be restored.

Mr. Graney asked Ms. Khouri why she did not want to go with a window that would be like the others on the front of the house. Money - she said each light runs about \$20.00. Mr. Graney asked why these three windows could not be restored. Ms. Khouri said the windows are beyond restoring because of the unheated room. Mr. Smith noted that basically, the three 1 over 1 windows are going to be on the porch addition and the rest of the windows on the front will remain the same. Yes.

Mr. Talbot asked if the shutters are going to be put back on. No. Mr. Graney asked Ms. Khouri if she has a firm estimate confirming that replacing the three windows will be less than replicating them. Yes. He asked about the existing condition of the windows. Ms. Khouri replied all the frames and sashes must be rebuilt due to rot and all the glaze needs to be replaced.

Mrs. Boyer said she has a problem with the 1 over 1 windows. They make that part of the house look like a modern addition. Ms. Khouri said that was the latest addition on the house. Mr. Talbot noted the porch with the three windows above is the first part of the house you see when driving toward the Green on Route 47. Mr. Smith noted the Guidelines state, "avoid using large single pane windows on visible elevations".

The members continued to discuss the windows. Mr. Chute asked if there were any colored glass windows on the house. None on the front. Mr. Talbot asked if all the restored windows on the front of the house will have storm panels on the outside. Yes. Mr. Chute suggested storms be placed on the interior. They are not expensive and have ultra-violet filtering.

The Commission discussed types and styles of windows. Mrs. Boyer asked if there might be a way to put

a transom over the windows to add some texture. Ms. Khouri said she did not think that would work. She asked if there was a consensus that the Commission could not live with 1 over 1 windows. Mr. Talbot said there is something stark about them - 9 lights would be more similar to the existing windows. Ms. Khouri stated she wants to keep this addition plain and the 1 over 1 windows are "period appropriate".

Mr. Smith observed the members seemed uncomfortable with the 1 over 1 windows. Mr. Graney, Mrs. Boyer, Mr. Talbot and Mr. Chute agreed that they were. Mr. Smith ran down the choices:

- They could take a vote now if ready, (if denied, must show it is inappropriate) or,
- continue to the next meeting and Ms. Khouri can come up with a design that is workable for her and acceptable to HDC.

The members thought continuing the meeting was a good idea.

Ms. Khouri said she wants to do what is best for the house. Mr. Graney commented there are other companies besides Marvin that replicate historic windows and have good reputations. Ms. Khouri said she has done a lot of research and will stay with Marvin or Eagle rather than have custom made windows.

Mr. Talbot said he thinks the windows need texture in the upper sash. He also commented that Ms. Khouri is doing a remarkable job on the house and the members want to work with her but they need to understand what her plan is for all the windows in the house - she needs to present a drawing detailing that plan. Mr. Graney agreed - an overall window program should be developed.

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

MOTION: To continue the Public Hearing to consider the application for Certificate of Appropriateness until January 12, 2004, for Ann M. Khouri, 75 Green Hill Road, to replace three windows above the west porch. By Mr. Talbot, seconded by Mrs. Boyer and passed 5-0.

Mr. Smith continued the Public Hearing at approximately 9:10PM.

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

Kyte-Surnow /97 Calhoun Street /Pool w/fence, pool houses and related terracing, garage doors, lighting.

Mr. Smith opened the Public Hearing at 9:12PM to consider the application for Certificate of Appropriateness for Dennis Kyte and Seymour Surnow, 97 Calhoun Street, to build a pool w/fence, pool houses and related terracing, garage doors and lighting. He read the legal notice which appeared in **Voices** on 12/7/03. Mr. Smith seated the members and seated Alternate Boyer for Mrs. Picton and Alternate Chute for Mr. Treadway.

There was no one present to discuss this application so it was decided to continue this application until the next meeting on 1/12/04.

MOTION: To continue the Public Hearing to consider the application for Certificate of Appropriateness until January 12, 2004, for Dennis Kyte and Seymour Surnow, 97 Calhoun Street to build a pool w/fence, pool houses and related terracing, garage doors and lighting. By Mrs. Boyer, seconded by Mr. Chute and passed 5-0.

Mr. Smith continued the Public Hearing at 9:15PM.

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

REGULAR MEETING

Mr. Smith called the meeting to order at 9:20PM and seated the members and seated Alternate Boyer for Mrs. Picton and Alternate Chute for Mr. Treadway.

Pending Business

A. Khouri /75 Green Hill Road /Replace three windows above west porch.

MOTION: To continue the Public Hearing to consider the Application for Certificate of Appropriateness until January 12, 2004, for Ann M. Khouri, 75 Green Hill Road, to replace three windows above the west porch. By Mr. Talbot, seconded by Mrs. Boyer and passed 5-0.

B. Kyte-Surnow /97 Calhoun Street /Pool w/fence, pool houses and related terracing, garage doors, lighting.

MOTION: To continue the Public Hearing to consider the application for Certificate of Appropriateness until January 12, 2004, for Dennis Kyte and Seymour Surnow, 97 Calhoun Street to build a pool w/fence, pool houses and related terracing, garage doors and lighting. By Mrs. Boyer, seconded by Mr. Chute and passed 5-0.

Consideration of the Minutes

MOTION: To accept the 11/17/03 minutes as written.

To accept the 11/25/03 minutes as amended:

Pg. 4, Par. 3, Line 11,the **view** from the road.

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

Other Business

Mrs. Picton will be asked to look over the revised window and door drawings submitted by Peter Klemm, 11 Ives Road.

Mr. Smith reminded the members that election of officers will be held in January and expressed his desire to step down as chairman. Also be prepared to discuss the letter from Atty. Miles.

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

Mr. Smith adjourned the meeting at 10:10PM.

FILED SUBJECT TO APPROVAL

Respectfully submitted,