

February 17, 2004

MEMBERS PRESENT: Mr. Smith, Mr. Graney, Mr. Treadway, Mr. Talbot and Mrs. Picton

ALTERNATES PRESENT: Mrs. Rives and Mr. Chute

ALTERNATES ABSENT: Mrs. Boyer

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Godwin, Mr. & Mrs. Markert

PUBLIC HEARING

Calhoun Street LLC (continued) /175 Calhoun Street/ Exterior renovations to existing house and garage.

Mr. Smith reconvened the Public Hearing at 7:35PM to consider the application for Certificate of Appropriateness for Calhoun Street LLC, 175 Calhoun Street, to make exterior renovations to the existing house and garage. Mr. Smith seated the members. Mr. Godwin was present representing Calhoun Street LLC.

Mr. Godwin went through the changes on the new drawings (rec'd 2/17/04). He and Mr. Pleasants would like to move one chimney to the inside of the house. They have added a more simple roof over the front door and separated the windows on the front faade. Also, they broke the line of the roof on the back of the house to create a shed roof.

Mr. Talbot asked if they would be taking off the entire roof. No, just taking off enough in the front to raise the roof line because the bedroom ceiling is low. Mr. Talbot said he would like to know the existing profile of the house and asked Mr. Godwin if he could include that on his drawing.

Mr. Godwin said the existing height of the house is 29ft and will be 31ft with this new plan. The ridge line is going up 2ft.

Mr. Treadway said he has a serious problem with the addition. The connector incorporates the garage/guest house into one very large mass. Mr. Godwin said they have tried to use a lot of glass to avoid that very issue of mass. Also, there is a large outcropping of rock which partially blocks the view of the house. Mr. Markert observed that an additional 2ft in height adds to the mass of the house. Mr. Talbot measured the drawing - existing height is 29ft and the new will be 30 1/2 ft. He said he wants to be sure the members are looking at what they are being asked to approve. Mr. Talbot said he would like to see a profile of the existing house on this drawing.

Mrs. Picton said she has a problem with the overall scheme; the symmetry of the house, the entryway. The house belongs in Scarsdale rather than Calhoun Street. The applicants want to create an elegant home that is not in character with the district. Mr. Smith asked if this proposal is worse than what is there now. Mr. Graney said that is a good point. The existing house is not out of place, but the details on this proposal make it a grander house. Mrs. Picton noted the design is better now, it is more the size that disturbs her. Mr. Talbot said though the existing house is no gem, he understands Mrs. Picton wanting to keep the scale of the existing house. With all the grand changes, Washington is becoming a wealthy suburb. Mr. Treadway commented that when Mr. Appleyard proposed changes they were along the same scale. Mr. Markert read from the Guidelines: "Since this is a district designated for its history as an agricultural landscape it is appropriate to maintain these relationships between the built, natural and cultivated environments".

Mr. Godwin said after the last meeting he was only aware that the connector was a massing problem and

that the roof needed to be redone.

Mr. Talbot asked Mr. Godwin if he had explored the possibility of not raising the roof in front of the house. Mr. Godwin replied the ceiling in the bedroom would be low if the roof is not raised. Mr. Graney also questioned the necessity of raising the front elevation and the ridgeline. In addition, the connector to the garage and the pediment over the front door add more volume.

Mr. Smith asked the Commission if mass and formality was an issue. Yes. Mr. Godwin asked the members what they thought of the porch. All agreed it was part of the formality. Mrs. Markert commented the entry looks very grand. Mr. Markert said it is inconsistent with the Guidelines. Mr. Talbot agreed.

Mr. Treadway stated the totality of the proposed house is much larger than existing. He looked at the drawing and noted all the rooms on the first floor plan. Mr. Godwin said he is going to live there.

Mr. Smith said the addition on the right and the height is the most visible. Mr. Godwin said at one point they had considered an addition on the left. Mrs. Picton asked Mr. Godwin if they might consider adding onto the back. Mr. Godwin said there is a swimming pool at the back of the house.

Mr. Godwin said the could do a less formal front porch and perhaps bring the eave line and ridge line back down and lower the windows on the second floor.

Mrs. Picton said perhaps the top of the chimneys could be simpler. Mr. Smith noted the chimney heights are dictated by the fire code - the design is not. Mr. Chute suggested a salt box type roof in the back.

Mr. Godwin said he has a clearer idea now of what the Commission wants. Mr. Smith said the new drawings should specify how much bigger the house will be; perhaps a dotted line showing the existing house. Mr. Chute told Mr. Godwin he likes his design but the house is too formal for the district.

Mr. Godwin asked if the Commission had a preference on the garage siding. Mr. Smith said the texture of the garage siding should be clearly different from the house. Mr. Smith asked if it would make a difference if the windows across the front were not all the same. Mrs. Picton said that might not work from a design point of view. Mr. Talbot said all the second floor windows would be lower. Mr. Graney said he understands the placement of the chimney in context with the floor plan but he does not like how it reads from the exterior. Mr. Smith suggested the tops of the chimneys should be plainer.

The Commission decided they would like to continue this Public Hearing until the next regular meeting on 3/15/04.

MOTION: To continue the Public Hearing to consider the application for Certificate of Appropriateness until March 15, 2004, for Calhoun Street LLC, 175 Calhoun Street, to make exterior renovations to existing house and garage. By Mr. Treadway, seconded by Mrs. Picton and passed 5-0.

Mr. Smith continued the Public Hearing at 8:45PM.

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

SPECIAL MEETING

Mr. Smith called the meeting to order at 8:47PM and seated the members.

Calhoun Street LLC /175 Calhoun Street /Exterior renovations to existing house and garage.

MOTION: To continue the Public Hearing to consider the application for Certificate of Appropriateness until March 15, 2004, for Calhoun Street LLC, 175 Calhoun Street, to make exterior renovations to existing house and garage. By Mr. Treadway, seconded by Mrs. Picton and passed 5-0.

Klemm /11 Ives Road /Revisions to previously approved plans.

The members discussed this application. Mr. Smith spoke with Atty. David Miles regarding the addition for Mr. and Mrs. Klemm which was approved by the Commission. The approval was based on plans which showed no shutters. Shutters have since appeared on the addition. Atty. Miles advised Mr. Smith that the Commission cannot enforce the shutter issue by not acting on this application.

Atty. Robert Fisher spoke on behalf of Mr. and Mrs. Klemm who were out of town. He assured the Commission that Mr. Klemm would apply for a Certificate of Appropriateness to add shutters on the addition. The application will be done in time to be heard at the 3/15/04 meeting. In the meantime Atty. Fisher asked the Commission if they would act on the pending application.

Mr. Graney said he sees this issue as a matter of good faith. The Commission granted them a Certificate of Appropriateness in good faith for an addition with no shutters. They added the shutters and then come back to the Commission for a second addition. What recourse does the Commission have? Mr. Smith said according to Atty. Miles, the Commission does have a recourse; but not by denying this addition. Mr. Fisher assured the members Mr. Klemm would submit his application for the shutters.

Mr. Talbot said he had no problem with the application for the addition. Mr. Treadway agreed, they are reducing the size of the addition in this application.

Mr. Talbot had to leave the meeting at 9PM.

Mr. Smith asked the members if they were ready to vote or would they rather wait until the March meeting. After some additional discussion, they all agreed they were ready to vote.

MOTION: To approve the application for Certificate of Appropriateness submitted January 12, 2004 by Peter and Christina Klemm, 11 Ives Road, to revise previously approved plans for an addition to the existing house according to new blueprints received and discussed January 12, 2004 and again on February 9, 2004. This work is to be completed by February 17, 2005; else this approval shall be void. By Mr. Treadway, seconded by Mrs. Picton and passed 3-1.

Mr. Graney voted no.

His reason for doing so is stated in the minutes.

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

Mr. Smith adjourned the meeting at 9:30PM.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Martha T. Shade, Secretary

