

• **March 15, 2004**

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

MEMBERS ABSENT: Mr. Smith and Mr. Talbot

ALTERNATES PRESENT: Mr. Chute

ALTERNATES ABSENT: Mrs. Boyer and Mrs. Rives

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. Godwin, Mr. Pleasants, Mr. Cagle, Mr. Queral, Mr. & Mrs. Klemm and residents

PUBLIC HEARINGS

Calhoun Street LLC /175 Calhoun Street /exterior renovations to house and garage.

Mr. Graney opened the Public Hearing at 7:40PM to consider the application for Certificate of Appropriateness submitted 3/11/04 by Calhoun Street LLC, 175 Calhoun Street, to make exterior renovations to house and garage. He read the legal notice which appeared in **Voices** on 3/7/04. Mr. Graney seated the members and seated Alternate Chute for Mr. Smith. Mr. Godwin and Mr. Pleasants were present along with their architect, David Cagle and project architect, Mr. Queral.

Mr. Godwin gave his presentation to the Commission. Drawings(marked rec'd 3/11/04) were tacked on the board along with additional drawings(marked rec'd 3/15/04). He brought a booklet to be added into the record(marked rec'd 3/15/04).

Mr. Godwin stated the reasons for putting together the booklet: 1)to demonstrate the amount of work done over the past two months making design changes to comply with opinions expressed by members of the Commission, 2)to show similarities between the proposed changes to 175 Calhoun Street and existing conditions of other houses in the district, and 3)to get a Certificate of Appropriateness at this meeting.

Mr. Godwin noted some of the changes they have made since their first meeting with the Commission on 1/12/04.

- They added front porch with a shed roof,
- reduced size of all windows across front,
- reduced number of chimneys from 3 to 2,
- changed the living room roof to a shed roof,
- removed porch from back of house,
- removed all dormers on house and garage,
- added more glass to the connector from house to garage and set connector back 6ft,
- changed garage siding, windows and moved the entry and stairs inside.

Mr. Godwin explained the existing ridgeline would remain exactly where it is, at 31'9". The ridgeline on the addition has been brought down 1ft and the addition itself has been pushed back more than 5ft from the previous drawings. He also noted there are dotted lines on the new drawings to indicate the existing lines of the house.

Next Mr. Godwin went through some photos in the booklet which show houses in the Calhoun-Ives District that have had additions built along the road - also houses in the district that have chimneys with corbelled tops. He ended by saying since the addition and connector have both been pushed back and with more glass in the connector, he does not think they will be so visible from the road. He asked the members if they had any comments or questions.

Mrs. Picton said she thought they had done a commendable job. The house is more in keeping with a colonial revival. Mr. Chute noted they had obviously listened very well to the comments of the members. Mr. Treadway said he thought it was a vast improvement. It looks more "Washington" than before. Mrs. Picton asked if there were different glazing alternatives. Mr. Queral said smaller lights could be used or a covered walkway. Mr. Godwin said not much of the connector will be visible from the road. Mr. Treadway asked if it is necessary to connect the house and garage. Yes. Mr. Treadway said the new drawings are a big improvement. Mrs. Picton asked if the chimneys will be faced with stone. Yes, Mr. Godwin said he thinks stone will be better with the color of the house. The facing will not be thin, it will look like old stone.

Mr. Graney 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 Calhoun Street LLC, 175 Calhoun Street, to make exterior renovations to house and garage. By Mr. Treadway, seconded by Mrs. Picton and passed 4-0.

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

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

Klemm /11 Ives Road /Shutters on front of 2001 addition.

Mr. Graney opened the Public Hearing at 8:11PM to consider the application for Certificate of Appropriateness submitted 2/26/04 by Peter and Christina Klemm, 11 Ives Road, for shutters hanging on the front of their 2001 addition. He read the legal notice which appeared in **Voices** on 3/7/04. Mr. Graney seated the members and seated Alternate Chute for Mr. Smith. Mr. and Mrs. Klemm were present.

Mr. Klemm gave each member a copy of a letter (marked rec'd 3/15/04) from Paul R. Hinkel, Hinkel Design Group, in which Mr. Hinkel stated his qualifications as a registered architect, who has worked extensively on historic homes in the area. Mr. Hinkel stated the use of shutters on the Klemm addition was appropriate. He also noted the "shutters should properly conform to the height and width of each window where installed".

Mrs. Picton asked if the shutters would fit the windows if closed. Mr. Klemm said his contractor said they would fit. Mr. Graney said his concern was, when they came to the Commission about the addition, the members discussed the importance of keeping the addition separate; that is, not trying to look like part of the original house. Mrs. Klemm showed pictures of shutters on other additions in the district.

Mr. Graney asked the members if they had any more questions. Mr. Treadway said he had no problem with the shutters. Mrs. Picton said the addition is contemporary enough that having shutters will not make it look like part of the original house. Mr. Chute said his issue is that shutters were not shown on the plans which were approved. Mrs. Klemm said that was just an oversight.

Mr. Graney asked for any additional comments or questions. There were none.

MOTION: To close the Public Hearing to consider the application for Certificate of Appropriateness submitted by Peter and Christina Klemm, 11 Ives Road, for shutters on the front of their 2001 addition. By Mr. Treadway, seconded by Mr. Chute and passed 4-0.

Mr. Graney closed the Public Hearing at 8:18PM.

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

Klemm /11 Ives Road /Inground pool w/split rail fence and flagstone terrace.

Mr. Graney opened the Public Hearing at 8:20PM to consider the application for Certificate of Appropriateness submitted 2/26/04 by Peter and Christina Klemm, 11 Ives Road, to install an inground pool with a split rail fence and a flagstone terrace. He read the legal notice which appeared in **Voices** on 3/7/04. Mr. Graney seated the members and seated Alternate Chute for Mr. Smith. Mr. and Mrs. Klemm were present.

Mr. Klemm had prepared drawings and plans for each member. They studied the plans. Mr. Treadway asked if the pool was in back of the white barn. Yes. Mr. Chute asked if the pool would be visible from the road. Mr. Klemm said without the fence, you would not know a pool was there. There will be a narrow flagstone terrace around the pool, but mostly grass - it will be very natural. Mrs. Picton asked if much regrading would be done. Mr. Klemm replied it would be very gradual into the contour of the hill. Mr. Graney asked about the mechanicals. They will be behind the barn and will not be visible from any public way. Mr. Treadway asked if there would be any future plans beyond this. No. Mr. Treadway said he had no problem with the pool.

Mr. Graney 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 Peter and Christina Klemm, 11 Ives Road, for an inground pool w/split rail fence and flagstone terrace. By Mrs. Picton, seconded by Mr. Treadway and passed 4-0.

Mr. Graney closed the Public Hearing at 8:25PM.

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

Khouri /75 Green Hill Road /Changes to east faade of house.

Mr. Graney opened the Public Hearing at 8:27PM to consider the application for Certificate of Appropriateness submitted 3/4/04 by Ann M. Khouri, 75 Green Hill Road, to remove the 5ft overhang at the east elevation and rebuild the lower east gable end and corresponding second story.

Ms. Khouri had called to say she would be unable to attend the meeting and no one was present to represent her. The Commission decided to continue this Public Hearing until the next scheduled meeting on April 19, 2004.

MOTION: To continue the Public Hearing to consider the application for Certificate of Appropriateness for Ann M. Khouri, 75 Green Hill Road, to make changes to east faade of house. By Mr. Treadway, seconded by Mrs. Picton and passed 4-0.

Mr. Graney continued the Public Hearing at 8:30PM.

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. Graney called the meeting to order at 8:35PM and seated the members and Alternate Chute for Mr. Smith.

Pending Business

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

Mr. Treadway said he thought the plan was very acceptable, although he would prefer no connector. He said they had made a great effort and this was a vast improvement over their original proposal.

Mr. Graney commented, the existing house, was built in the 1980's before the area was a historic district and is not representative of a colonial revival. He suggested they go through their consideration step by step.

He asked the members to discuss scale. A total of 941sqft will be added to the existing house. Mrs. Picton said she approves of the way they have added square feet to the house; some on the back, some on the side. The addition is recessed and secondary to the house. They have pushed the connector back and have responded to the Commission's comments about the garage - it is simpler. The plans are more in harmony with existing houses in the district.

Next the Commission discussed the shed roof porch. Mrs. Picton said it breaks up the faade a bit. Mr. Chute said he thought it reduced the mass. Mr. Treadway commented it is similar to the Stuart farm. Mr. Chute said they did a good job listening and interpreting.

Mr. Pleasants said he would not object to barn siding on the garage if the Commission preferred. Mrs. Picton commented barn siding looks less like a cottage and more like a barn. She would prefer shingle or clapboard - it might recede a bit and be less to look at. Mr. Treadway said he prefers the siding on the garage be different from the house.

Mr. Graney asked about details on the chimney. Mr. Godwin said the facing will be cut local granite and will be the same as the facing on the foundation.

Mr. Pleasants said he would like to find some old lighting fixtures for the garage and two smaller ones by the front door. Mr. Graney asked, for the record, if the members should ignore the lighting on the drawings. Yes, they will come back for approval on the lighting.

Details on the porch. The members discussed the dimensions of the columns. They will be 8in diameter. The floor of the porch will be wooden. Mr. Pleasants said they would like to find one or two large slabs of granite for the steps.

Passageway connecting house and garage. Mrs. Picton said she would prefer a breezeway. Mr. Chute said he would rather see nothing, but if there has to be a passageway then french doors make more sense. Mr. Treadway said he also prefers nothing, but they have made an effort by setting it back and he is willing to work with the majority. Mr. Graney said he would also rather keep the garage as a separate entity. Mr. Graney observed the members were split and asked if they would like to vote at a later date on the connector.

Mr. Queral said it would be a shame not to be able to dig all the foundations at the same time. Mr. Graney said he understands their concerns as builders and property owners, but the Commission has concerns too and he does not think waiting one month will hold them up that much. Mr. Treadway agreed it is better to defer. All agreed. It was suggested they put up stakes showing the location of the connector and the Commission can go individually and have a look.

MOTION: To approve the application for Certificate of Appropriateness submitted 3/11/04 by Calhoun Street LLC, 175 Calhoun Street, for exterior renovations to existing house to include the following changes: cut granite stone for chimneys and facing of foundation, and exterior renovations to garage as submitted 3/11/04 to include the following changes: vertical barn siding with no shutters. The lighting and connector details will be deferred. This work is to be completed by September 15, 2005; else this approval shall be void. By Mr. Treadway, seconded by Mrs. Picton and passed 4-0.

Klemm /11 Ives Road /Shutters on front of 2001 addition.

The members looked at a photo of the house which showed the addition and discussed the shutters. There was some concern that the shutters seem too long and might not close properly over the windows.

Mr. Graney said he was concerned about setting a precedent for getting a C of A after work has been done. However, if the application is approved, he wants to see the shutters cut down to fit the windows. Mr. Treadway agreed. He thought the Commission could compromise and allow them to keep the shutters if they cut them to fit the windows. Mr. Graney said he could live with that.

MOTION: To approve the application for Certificate of Appropriateness submitted 2/26/04 by Peter and Christina Klemm, 11 Ives Road, for shutters hanging on front of 2001 addition. The details of such shutters will fit the opening of the sash. This work is to be completed by March 15, 2005; else this approval shall be void. By Mrs. Picton, seconded by Mr. Treadway and passed 3-1.

Mr. Chute voted against because the shutters were not included on the plans approved for the addition.

Klemm /11 Ives Road /Inground pool w/split rail fence.

The members briefly discussed the pool, its location, and the split rail fence with wire mesh. They looked at the aerial photo of the Calhoun-Ives District along with the drawing and site plan submitted by Mr. & Mrs. Klemm. They agreed that the pool was situated in a way that it would not be visible from a public way. Mr. Graney asked if there were any additional questions. No.

MOTION: To approve the application for Certificate of Appropriateness submitted 2/26/04 by Peter and Christina Klemm, 11 Ives Road, to install an inground pool with a split rail fence and a flagstone terrace. The only change is noted on the plan in green ink, to move pool mechanical equipment to the west of the barn between the barn and the silo. This work is to be completed by March 15, 2005; else this approval shall be void. By Mr. Treadway, seconded by Mr. Chute and passed 4-0.

Khouri /75 Green Hill Road /Changes to east faade of house.

MOTION: To continue the Public Hearing until April 19, 2004 for the Certificate of Appropriateness submitted 3/4/04 by Ann M. Khouri, 75 Green Hill Road, to remove the 5ft overhang at the east elevation and rebuild lower east gable end and corresponding 2nd story. By Mr. Treadway, seconded by Mr. Chute and passed 4-0.

Consideration of the Minutes

MOTION: To approve the 2/9/04, 2/17/04 and 2/26/04 minutes as written. By Mr. Graney, seconded by Mr. Treadway and passed 4-0.

Other Business

Report by Mr. Chute: Ross /10 Sunny Ridge Road.

Mr. Chute spoke with Mrs. Hill, Inland-Wetlands Chairman, who told him that Mr. Ross cooperated with the Commission and removed all offending material from the wetlands except for a portion nearest the road. Mr. Ross has been in Florida since last November and the work has not been finished. Mrs. Hill said their attorney will be preparing a letter for Mr. Ross asking him to conform to the work he promised to do. Mr. Chute said he will call Mrs. Hill in a couple of weeks for an update.

Mr. Graney noted that in the meantime Mr. Ross is in violation of his C of A. He was to build a berm to hide the addition. The members discussed the possibility of an attachment to the land records stating that Mr. Ross is not in compliance with HDC.

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

Mr. Graney adjourned the meeting at 10:05PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Secretary