

March 21, 2011

MEMBERS PRESENT: Mr. Chute, Mr. Kerr, Mr. Smith

MEMBERS ABSENT: Mrs. Boyer, Ms. Gilchrist

ALTERNATES PRESENT: Mr. Hollinger, Mr. Krinsky, Mrs. Mills

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Ms. Demetriades, Mr. Walker, Mr. Talbot, Mr. & Mrs. Doherty, Ms. Williamson, Ms. Eldridge, Residents

PUBLIC HEARINGS

Wexler /157 Calhoun Street /Extend Certificate of Appropriateness for alterations and additions to existing house, barn and driveway.

Mr. Kerr opened the Public Hearing at 7:33PM to consider the application for a Certificate of Appropriateness submitted by Lloyd Wexler, 157 Calhoun Street, to extend an existing Certificate of Appropriateness for alterations and additions to the existing house, barn and driveway. He read the legal notice which appeared in Voices on 3/13/11. Mr. Kerr seated the members and seated Alternate Mills for Ms. Gilchrist and Alternate Hollinger for Mrs. Boyer. Ms. Demetriades and Mr. Walker, Architects, represented the applicant.

There were no questions from the public on this application to extend a Certificate of Appropriateness. The members decided to close the public hearing and discuss this in the regular meeting.

MOTION:

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Lloyd Wexler, 157 Calhoun Street, to extend an existing Certificate of Appropriateness for alterations and additions to existing house, barn and driveway.

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

Mr. Kerr closed the Public Hearing at 7:38PM

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

Mr. Kerr noted that the second applicant on the agenda was not present. It was decided to change the order of the Public Hearings.

MOTION:

To change the order of business to next hear the application for Doherty and hear the application for Williamson last.

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

Doherty /214 Calhoun Street /Convert existing barn complex into guest quarters, pool, pool house, storage and workshop

Mr. Kerr opened the Public Hearing at 7:40PM to consider the application for a Certificate of

Appropriateness submitted by Jeffrey and Myanne Doherty, 214 Calhoun Street, to convert the existing barn complex into guest quarters, pool, pool house, storage and workshop. He read the legal notice which appeared in Voices on 3/13/11. Mr. Kerr seated the members and seated Alternate Mills for Ms. Gilchrist and Alternate Hollinger for Mrs. Boyer. Mr. & Mrs. Doherty were present along with their architect, Mr. Talbot.

Mr. Doherty introduced his wife and himself to the commission and stated they had purchased this property last June and how much they love the area. He also said they felt very fortunate to be working with Mr. Talbot who has a considerable understanding of the historic districts.

Mr. Talbot looked at the aerial photo and site plan with the members and pointed out the eased portion of the property. He explained to them that he and the Doherty's had gone through numerous options before deciding on this plan. One choice was to build in the open meadow, but they did not want to destroy the look of the historic fields. It was not easy coming up with a plan to maintain the historic nature of the property while trying to meet the needs of a growing family.

Mr. Talbot said tonight's application is regarding the barn complex only. He will come back another time to the commission with an application for the Italianate house addition.

The members looked at the existing and proposed plans with Mr. Talbot. He explained that the only changes were in terms of proportion:

- * He maintained the existing height and volume of the hay barn, and
- * Steepened the pitch on the pool house roof.

Mr. Talbot noted that the only other change they are considering would be to change the 2-light windows on the guesthouse barn to 6-light windows. Mr. Smith asked how many 2-light windows there were. Six.

Siding/Roof.

Antique vertical siding as well as antique horizontal siding will be used on the barn complex. Rather than asphalt, the roofs will be wood shake shingles.

Exterior Lighting.

The only exterior lighting will be one sconce light beside the existing garage door, one by the pool house door and one by the guesthouse door. In addition, there will be one path light near the pool house and underwater lighting in the pool that will shine away from the street.

Fencing.

There are to be two types of fencing. The cedar fence by the road cannot be seen through when looking at it straight-on; only when passing by. The 4-rail natural wood fence will have mesh on the outside(to protect the pool area) and will read as a paddock fence.

Mr. Talbot recapped the changes for the commission:

Exterior siding is to be antique vertical siding and antique horizontal siding. Metalbestos flue for two fireplaces. Heavy cedar shake shingles on roof. Screened porch on north end of guesthouse; steel, painted gray and not very visible from the public way. He briefly discussed the eave and window detail on the drawing.

Mr. Kerr said he was not at the commission meeting last month and asked Mr. Talbot what part of this project is not before the commission tonight. Mr. Talbot replied, the main house, and confirmed that would be for a future meeting.

Mr. Kerr asked if any member of the public would like to have a closer look at the plans being presented

at this Public Hearing. No one came forward.

Mr. Talbot introduced Mr. Dirk Sabin, Landscape Architect and asked if anyone had any questions for Mr. Sabin relative to the pool or landscaping.

Mr. Chute observed that this presentation was pretty much what Mr. Talbot showed them at the last meeting with only a couple of variations. Mr. Kerr asked how the windows operate. Mr. Talbot said the windows would either be casement or crank out type. Whether 2-light or 6-light, they would operate the same.

Mr. Smith said he would like to see the pool plan again. Mr. Talbot said there will be a stone terrace at either end of the pool. There is an automatic cover to roll over the pool. Mr. Talbot said they referenced the footprint of the original bank barn and with the stone inlay around the pool it will appear to be sitting in the old barn foundation. Mr. Smith asked if the Building Department was ok with the fence being farther away and not directly around the pool. Mr. Talbot said yes, but they are very strict about checking all ways to enter and exit the pool area. Mr. Smith said he did not think the pool would be visible from the public way because of the way the ground slopes. Mrs. Mills said she thought the plans look good.

Mr. Kerr asked if there were any further questions or comments from the public or the commission. There were none.

MOTION:

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Jeffrey and Myanne Doherty, 214 Calhoun Street, to convert existing barn complex into guest quarters, pool, pool house, storage and workshop.

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

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

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

Williamson /10 Kirby Road /Replace existing roof with Terne coated stainless steel.

Mr. Kerr opened the Public Hearing at 8:12PM to consider the application for a Certificate of Appropriateness for Ms. Cynthia Williamson, 10 Kirby Road, to replace the existing roof with Terne coated stainless steel. He read the legal notice which appeared in Voices on 3/13/11. Mr. Kerr seated the members and seated Alternate Mills for Ms. Gilchrist and Alternate Hollinger for Mrs. Boyer. Ms. Williamson was present.

Ms. Williamson looked over the Follansbee Steel brochure, sample and photos submitted by Ms. Williamson with the application. Ms. Williamson said this roof, TCS Satin, will look like old fashioned weathered copper. It seems to be a popular choice. She said the shed is not leaking and will not get a new roof at this time.

Mr. Kerr asked Mr. Chute if he had any comments or questions about the metal roof since he also lives in the Washington Green Historic District. Mr. Smith asked Ms. Williamson if she could explain to the commission why this roof is appropriate on the Green.

Ms. Williamson replied: 1) My understanding of old houses is they would do whatever would be the most

sensible use of their money. It is not sensible to keep cutting down trees. 2) A metal roof would be less stressful on the house (no construction every 15 years putting on new roof). 3) Metal roof looks very old fashioned, like lead coated copper. (A list of historic buildings with metal roofs was included with the application). Mr. Smith asked Ms. Williamson if part of her argument is that a metal roof will look ok. Ms. Williamson said it would look better than ok and a metal roof would be a better use of our resources. Mr. Kerr read the list from the National Park Service of historic buildings with metal roofs.

Mr. Kerr stated the commission has not gone into the Regular Meeting yet, but assuming they approve this application, he said they would probably want to make a statement that there would be no precedental value; only because it would be such a new introduction to that district. If the commission, after the fact, does not like the metal roof, there will be no automatic future approvals. Mr. Smith commented that is theoretically true with each decision the commission makes, but you want to emphasize that.

Mr. Kerr asked if there were any questions or comments from the public. Ms. Eldridge, Washington Green resident, stated she thought the metal roof was a very good looking enhancement to the house and as a neighbor she approves. She said she hoped the commission would think of this metal roof as a “green” roof. Mr. Talbot said these metal roofs are seen a lot in New York State. He said the metal does gray over time and looks great on the roof. Mr. Kerr asked how high the standing seams were on these roofs. Mr. Talbot replied, 1 to 1¼ inches.

Mr. Kerr asked Ms. Williamson if the roof would require gutters. Ms. Williamson replied there are copper gutters now and she does not know if she will keep them. Mr. Kerr remarked that he likes the metal roof but would like to know about the gutters. Will the existing ones remain or will new ones be needed. Ms. Williamson said she will do without if possible, or get new ones if needed.

Mr. Kerr asked if there were additional questions or comments. There were none.

MOTION:

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by Cynthia Williamson, 10 Kirby Road, to replace existing roof with Terne coated stainless steel roof.
By Mr. Hollinger, seconded by Mr. Smith and passed 5-0.

Mr. Kerr closed the Public Hearing at 8:35PM.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

REGULAR MEETING

Mr. Kerr called the meeting to order at 8:37PM, seated the members and seated Alternate Mills for Ms. Gilchrist and Alternate Hollinger for Ms. Boyer.

Pending Business

Wexler /157 Calhoun Street /Extend Certificate of Appropriateness for alterations and additions to existing house, barn and driveway.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Lloyd Wexler, 157 Calhoun Street, to extend an existing Certificate of Appropriateness previously approved on 6/15/09, for

alterations and additions to existing house, barn(garage), driveway and site as shown in photos and drawings by Demetriades & Walker. This work is to be completed by June 15, 2012; or else this approval shall be void.

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

Doherty /214 Calhoun Street /Convert existing barn complex into guest quarters, pool, pool house, storage and workshop

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Myanne and Jeffrey Doherty, 214 Calhoun Street, for Phase I of their project which will convert the existing barn complex into guest quarters, pool, pool house, storage and workshop space; per photos, site plans and drawings by Peter Talbot AIA Architects, received 3/18/11; with the stipulation that windows in the guest house barn can be 2-light or 6-light at owner's option. This work is to be completed by March 21, 2012; or else this approval shall be void.

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

Williamson /10 Kirby Road /Replace existing roof with Terne coated stainless steel.

Mr. Kerr noted, for the record, that the proposed metal roof will be an enormous change in that area. If approved, this will be the first utilization of a metal roof on a house on the Green or any historic district. We don't want to set a precedent. I hope we like it. The next application will be judged on how well we like this one and how it is received after installation.

Mr. Smith stated some arguments are persuasive, but he does not know where he stands on metal roofs in historic districts and intends to abstain. He added, it is essential that the metal weathers.

Mr. Chute said he would approve the application, but wants the commission to be advised regarding the gutters.

Mr. Kerr asked the members if they had more questions or comments. There were none.

MOTION:

To approve the application for a Certificate of Appropriateness submitted by Cynthia Williamson, 10 Kirby Road, to install a Terne coated standing seam stainless steel roof; TCS Satin finish(unpainted) by Follansbee Steel Company; and no gutter alteration without further application to this commission. This work is to be completed by March 21, 2012; or else this approval shall be void.

By Mr. Kerr, seconded by Mrs. Mills and passed 4-0-1.

Mr. Smith abstaining. He is not sure where he stands regarding metal roofs in historic districts.

Consideration of the Minutes

MOTION:

To accept the 2/14/11 minutes as written.

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

MOTION:

To adjourn the meeting. By Mr. Kerr.

Mr. Kerr adjourned the meeting at 8:55PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,
Martha T. Shade, Clerk