

April 18, 2005

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

ALTERNATES PRESENT: Mr. Chute, Mrs. Rives

ALTERNATES ABSENT: Mrs. Boyer

PUBLIC HEARING

Mr. Graney opened the Public Hearing at 7:35PM to consider the application for Certificate of Appropriateness submitted March 30, 2005, by Calhoun Street LLC, 175 Calhoun Street, for exterior light fixtures, changes to window openings, driveway location, garage door and exterior garage stair. He read the legal notice which appeared in **Voices** on 4/10/05. Mr. Graney seated the members. Mr. Godwin and Mr. Pleasants were present along with their contractor, Mr. Woodward.

Mr. Godwin went through the list of five items, photographs and drawings and site plan (marked rec'd 3/30/05) for which they are asking approval.

Exterior light fixtures. The Commission looked over the photographs of light fixtures and drawing A2.01. The drawing showed where the fixtures would be on the house. Type A, wall mounted lantern will be on either side of the front door. The members asked what the wattage would be. Mr. Godwin replied about 60 to 75 watts. Mr. Pleasants suggested they could modify the lanterns to have a candelabra base. That way nothing higher than 60 watts could be used. The members thought that would be good. Mr. Talbot commented that it is good to minimize exterior lighting so the area does not glow at night.

The members discussed the Type B ceiling fixture for the front porch. Mr. Treadway said that fixture will not be visible from the road. Mr. Talbot said he had no problem.

Change window openings on south elevation. The Commission studied drawing A6.02. Mr. Godwin explained they would like to eliminate two windows in a second floor bedroom because one is now in a closet and the other just looks out over the roof. At the same time, they would like to move two windows together and add a window in the attic bedroom. Mr. Pleasants said these changes cannot be seen from Calhoun Street. Mrs. Picton noted that, on colonial revival houses, windows are often placed together. She suggested these two windows could be centered above the doors below. Mr. Talbot commented that the attic window would look better if it could be centered under the gable. Mr. Woodward said that would not be a problem. Mr. Godwin will send a new drawing to Mr. Talbot and Mr. Graney for approval.

Driveway relocation. The members studied the site plan. Mr. Godwin stated they would like to relocate the driveway entrance to the north of the existing driveway. The Commission had previously approved a driveway entrance to the south of the existing driveway. If approved, the north driveway will be staggered from that of the neighbor across the street. Also, it will be a shorter driveway than the one previously approved and it will not cut through the field. Mr. Treadway said he preferred this driveway over the other one. It is better to see the unbroken stone wall and field. Mrs. Picton asked if they plan any lighting along the driveway or by the road. No.

Garage doors. Mr. Godwin said they would like to use the same garage doors, which were previously approved by the Commission; only the "X" design on the door face will be deleted and the windows will be four over four. The members agreed that would be fine. Mr. Graney asked if they could submit a new drawing for the garage doors. Yes. On the drawing, a lantern is shown between the garage doors. Mr. Woodward thought the Type C lantern would look best to the left of the garage doors. That was agreeable.

to all.

Existing garage stairs. The Commission looked at drawing A1.04, which shows an existing deck and an existing stair on the garage. Mr. Godwin pointed out that they originally intended to remove the stairs and keep the deck. That action was approved by the Commission. Now, in addition to keeping the deck, they want to keep the stairs as well. Mrs. Picton drove by the area and said little can be seen from Calhoun Street; just some of the railing and deck. Mr. Treadway also drove by and agreed with Mrs. Picton. Mr. Pleasants commented a large rock ledge obstructs the view. Lighting was discussed. Mr. Graney said a light on the wall or a step light would be ok. Mr. Woodward thought it would be good to line up a light with the bottom stair.

Mr. Graney asked the members if there were any additional comments or questions. There were none.

MOTION: To close the Public Hearing to consider the application for Certificate of Appropriateness submitted March 30, 2005, by Calhoun Street LLC, 175 Calhoun Street, for exterior light fixtures, changes to window openings, driveway location, garage door and exterior garage stair. By Mr. Treadway, seconded by Mr. Smith and passed 5-0.

Mr. Graney closed the Public Hearing at 8:32PM.

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 8:33PM and seated the members.

Pending Business

Calhoun Street LLC /175 Calhoun Street /Exterior light fixtures, changes to window openings, driveway location, garage door and exterior garage stair.

Mr. Graney asked the members to consider each item.

Driveway. Mr. Talbot liked the idea that the new driveway will not be disturbing the hillside and not making a grand statement. All agreed.

Garage. The Commission agreed the change in the garage doors would be an improvement.

Stairs. An existing condition - not a problem.

Exterior lighting. The members agreed the ceiling fixture and other lighting fixtures discussed were acceptable.

Windows. As discussed in the Public Hearing, the attic window should be centered on the ridgeline and the pairing of the second floor windows should be centered over the doors. The members approved subject to approval of a new drawing.

MOTION: To approve the application for Certificate of Appropriateness submitted March 30, 2005, by Calhoun Street LLC, 175 Calhoun Street, to:

1) Add exterior light fixtures, as shown in submitted photographic documentation, titled:

- Type A, lanterns flanking the front door,
- Type B, ceiling mount for front porch, and
- Type C, lanterns for all secondary entrances,

With the condition that the fixtures be changed to a candelabra-type so that the bulb wattage is limited to 60 watts. Other specifications for light fixtures include the relocation of the garage light from between the garage doors to between the faade window and the western garage door, and a Type D, wall-mount lantern, to be located at the foot of the exterior garage stairs. (Specifications for the candelabra Type D lantern will be sent to the Land Use Office for the record.) (Stamped received and dated_____.)

2)Approve the conceptual change of the window openings on the south elevation as shown in drawing A6.02. The details include:

- Center the attic window below the ridge; and
- Pair the small bedroom windows together and its location will have some relationship to the French doors below.

A finalized elevation drawing A6.02 (Stamped received and dated 4-20-05) sent to the Land Use Office and subject to final approval by Peter Talbot and Paul Graney as signed and dated on the drawing.

3)Change the driveway location as shown on site plan (Stamped received and dated 3-30-05) under the following conditions:

- A dry-laid stone wall will be built in the existing driveway opening to continue the stone wall that is parallel to Calhoun Street, and
- The approved driveway, according to the C of A, dated November 15, 2004, is null and void.

4) To keep the existing exterior garage stairs as shown in drawing A1.04 and to utilize the wall-mount Type D lantern (see #1 above) at the foot of the stairs.

5) To eliminate the "X" and "Horizontal Band" details on the garage doors, and to change the light features on the garage doors from a three-over-three to a four-over-four configuration. (Garage drawing received and dated 4-20-05.)

This work is to be completed by April 18, 2006; or else this approval shall be void. By Mr. Treadway, seconded by Mr. Smith and passed 5-0.

Consideration of the Minutes

MOTION: To approve the 3/21/05 minutes as corrected:

Pg.2, Par.3, Line 11;.....that **The Gunnery** had installed the fence.

By Mr. Smith, seconded by Mrs. Picton and passed 4-0-1, Mr. Talbot abstaining.

Other Business

A. Memo to Kyte & Surnow re: 97 Calhoun Street. Mr. Graney read into the record, the memo he sent to Mr. Kyte and Mr. Surnow regarding his meeting with their contractor, Mr. Yellen. At this meeting, they

did a walk-through and listed outstanding items that have been done without HDC approval. Mr. Yellen said he expected to come to the Public Hearing in May.

B. Photographs of Historic Districts. Letters will be sent to residents of the three Historic Districts informing them that a photographic survey of the districts will be accomplished within the next two to three weeks. All photos will be taken from the public way.

C. Mr. Graney spoke with Mrs. Greenfield, 12 Ives Road, regarding the fence. She told Mr. Graney that she thought the fence issue was all settled since they came to a meeting. The Greenfields expect to be out of town for a while. Mr. Graney will send another letter.

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

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Clerk