

## • April 19, 2004

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

MEMBERS ABSENT: Mr. Talbot and Mr. Treadway

ALTERNATES PRESENT: Mrs. Boyer and Mrs. Rives

ALTERNATES ABSENT: Mr. Chute

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Ms. Khouri, Mr. Bass and Mrs. Beck

### PUBLIC HEARINGS

#### **Khouri(continued) /75 Green Hill Road /Changes to east faade of house.**

Mr. Graney reconvened the Public Hearing at 7:40PM to consider the application for Certificate of Appropriateness submitted 3/4/04 by Ann M. Khouri, 75 Green Hill Road, to make changes to the east faade of the house. He seated the members and seated Alternate Boyer for Mr. Talbot and Alternate Rives for Mr. Treadway. Ms. Khouri and Mr. Bass were present.

Ms. Khouri presented a drawing of the east side of the house(rec'd 4/19/04) and showed the members some photos(which were not left for the record) of the existing house. She explained they are proposing to remove the 5ft addition that was built onto the east side of the house approximately 60 years ago because it is now falling off due to inadequate support. The members looked at a very old photo of the east side of the house as it appeared before the 5ft addition. Mr. Graney asked if the house would look like that again, other than the end-wall chimney. Ms. Khouri said it would be very similar.

Mr. Graney asked if the members had any questions. Mrs. Picton said it looks like it will be an improvement. Mrs. Boyer wondered why the 5 feet were added in the first place. Ms. Khouri said she thought it was because a previous owner rented rooms and the 5 feet added space to two bedrooms and a bathroom on the second floor. Mr. Graney asked if there would be any change to the existing siding. No, the first floor will be clapboard, the second floor shingle and the gable end a pattern shingle. Mr. Graney noted this on the drawing. He also noted which windows are existing and which are to be restored.

Ms. Khouri said they will also be adding a new cover over the rear entry, but it will not be visible from any public way.

Mr. Graney asked if Ms. Khouri would like to include any other information for the record. No. He asked the members if they had any more questions or comments. There were none.

**MOTION:** To close the Public Hearing to consider the application for Certificate of Appropriateness submitted by Ann M. Khouri, 75 Green Hill Road, to make changes to east faade of house. By Mrs. Boyer, seconded by Mr. Smith and passed 5-0.

Mr. Graney closed the Public Hearing at 8:04PM.

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

#### **Beck /129 Calhoun Street /Addition to existing house.**

Mr. Graney opened the Public Hearing at 8:06PM to consider the application for Certificate of Appropriateness submitted 4/05/04 by Julian and Pamela Beck, 129 Calhoun Street, to build an addition

on existing house. He read the legal notice which appeared in **Voices** on 4/11/04. Mr. Graney seated the members and seated Alternate Boyer for Mr. Talbot and Alternate Rives for Mr. Treadway. Mrs. Beck was present.

Mrs. Beck began her presentation by showing the members photos of the existing house(rec'd 4/19/04). They studied the photos along with drawings(submitted 4/6/04). Mrs. Beck explained they are adding a one-story addition with balcony off the north end of the house. The addition in back is basically just filling in a two-story space and would not be seen from the road. Mrs. Beck said they are thinking about using the balcony to sit on and convert the window into a french door. Mrs. Rives referred to the east elevation drawing A1 and asked if the chimney will be doubled in size. Yes, Mrs. Beck said they want to put a fireplace in the room. Mr. Graney said he would like to see how the chimney works with a floor plan. Mr. Smith observed the chimney would be visible from the street. Mrs. Boyer asked Mrs. Beck if her architect drew her a floor plan. No. Mr. Smith asked how many square feet the additions will add to the existing house. Mrs. Beck was not sure. Mrs. Boyer asked if there would be a step down into the addition. Mrs. Beck said she did not think so. Mr. Graney said it appears the addition will be lower by 6in - so it will look like an addition.

Mr. Graney asked the Commission if they had enough information to vote. Mrs. Boyer asked Mrs. Beck if she would need a floor plan to give her builder. Mrs. Picton stated a floor plan is necessary in order to draw framing plans. Mrs. Beck commented she is only adding one room. Mr. Graney explained a floor plan helps determine the size and volume of an addition. Mr. Smith noted when size and scale are an issue, a floor plan is needed to assess that. The Commission looked at floor plans for the 1996 addition to try and get some idea as to how this project will look.

Mrs. Picton said she has reservations about how the addition is going to read. Will the addition dominate visually since it is coming forward? Is there any way to push the addition back somewhat? Mr. Smith agreed. A distinction should be made between the existing house and the addition. Mrs. Boyer said it looks like an uncomfortable connection. Mrs. Beck said she would have to check with her architect.

Mr. Graney asked the members if they were ready to vote or should this Hearing be continued. Mrs. Picton stated the Commission should let Mrs. Beck know how they feel so she will know how to proceed. The Commission specified items they would like to see at the next meeting:

- Floor plan including square feet (existing and proposed),
- confirmation of types of windows to be used,
- confirmation of code for height of balustrade,
- clarification of addition floor height,
- are there to be shutters on addition,
- site plan showing addition,
- will foundation of addition be full basement or crawlspace and
- will finish on foundation be stone or granite veneer.

Mrs. Boyer asked if anyone had a problem with the huge chimney. Mrs. Beck wanted to know if there would be any question about doubling the chimney or large windows in back. Mrs. Picton said she would rather see windows match the ones on the front side. Also, eliminating shutters on the addition will make

it look more like an addition.

Mr. Graney asked Mrs. Beck if she knew when the first addition was built onto the house. She did not. He said the house has grown from the original, and now will grown on the back and side. There is a question as to whether the new additions will detract from the historic integrity of the house. Mr. Smith noted the Commission established in the past that an addition should be identifiable as an addition but consistent with the character of the existing house. It needs demarcation.

Mrs. Rives asked if the addition could be pushed back one foot. No, that would take away from kitchen space. Mrs. Picton said, as a way of differentiating this as an addition, flush siding boards could be used instead of clapboards with a frieze board across the top under the balustrade. It would elegant and simple. Mrs. Beck said she was worried the flatness might make the addition look bulky and boxy. Mr. Graney suggested if the addition were to be recessed a bit, those flush elements would stand out more. An architect could work that out to see how it looks.

Mr. Graney asked the members if they had any other questions or comments. They agreed the Public Hearing should be continued.

MOTION: To continue the Public Hearing until May 17, 2004, to consider the application for Certificate of Appropriateness submitted 4/05/04 by Julian and Pamela Beck, 129 Calhoun Street, to build an addition on the existing house. By Mrs. Rives, seconded by Mrs. Boyer and passed 5-0.

Mr. Graney continued the Public Hearing at 9:03PM.

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 9:05PM. He seated the members and seated Alternate Boyer for Mr. Talbot and Alternate Rives for Mr. Treadway.

Pending Business

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

The Commission agreed they have no problem with this application. It looks fine.

MOTION: To approve the application for Certificate of Appropriateness submitted 3/4/04 by Ann M. Khouri, 75 Green Hill Road, to remove the 5ft second floor overhang on the east elevation and rebuild the lower east gable end and corresponding second story in accordance with the list of details and window schedule. This work is to be completed by April 19, 2005; else this approval shall be void. By Mr. Smith, seconded by Mrs. Boyer and passed 5-0.

### **Beck /129 Calhoun Street /Addition to existing house.**

MOTION: To continue the Public Hearing until May 17, 2004 to consider the application for Certificate of Appropriateness submitted 4/05/04 by Julian and Pamela Beck, 129 Calhoun Street, to build an addition on the existing house. By Mrs. Rives, seconded by Mrs. Boyer and passed 5-0.

Other Business

Mr. Talbot will create a check-list to assist other members in reviewing new applications.

Mrs. Rives said she would update the mailing list of property owners in the historic districts as soon as the Assessor's 911 list is updated. This will help in notifying neighbors of activity in their district.

The Commission would like to meet with Atty. Miles to discuss enforcement problems. Mrs. Shade will ask him to give the members three dates he could be available for discussion, then select which one is best for the majority to hold a special meeting. Mrs. Picton said other Commissions place notices of violations on property deeds. All agreed that was a good idea and should be discussed with Atty. Miles.

Other items under consideration:

- Mr. Graney would like a copy of zoning compliance reports

to go in HDC files.

- Make a list of C of A expiration dates for the year 2004.

- Correct the application form for C of A to read:

.....understands **The Guidelines** and also Section IV .....

Some of the members said they had been to 175 Calhoun Street and the area for the connector had not been staked out. Mrs. Shade will write them a letter asking them to do so and requesting they come back to the Commission with some choices:

1. No connector at all,
2. open breezeway with just a roof,
3. mostly windows and french door, and
4. siding with windows and french door.

Correspondence

Mr. Graney read a letter from Mr. Adams objecting to the project at 97 Calhoun Street.

Consideration of the Minutes

MOTION: To approve the 3/15/04 minutes as corrected:

Pg.2, Par.4, Line 7; .....alternatives **on the connector**.

Pg.6, Par.5, Line 4; .....shingle **to** clapboard.....

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

MOTION: To adjourn the meeting. By Mrs. Rives.

Mr. Graney adjourned the meeting at 10:08PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Secretary