

# May 19, 2003

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

MEMBERS ABSENT: Mr. Treadway

ALTERNATES PRESENT: Mrs. Rives, Mrs. Boyer and Mr. Chute

ALTERNATES ABSENT: None

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. and Mrs. Peter Klemm, Mr. Tittman

## PUBLIC HEARING

**Klemm /11 Ives Road /Replace existing kitchen with 2-story addition on back of house.**

Mr. Smith opened the Public Hearing at 7:35PM to consider the application for Certificate of Appropriateness submitted 4/29/03 by Christina and Peter Klemm, 11 Ives Road, to replace the existing kitchen with a 2-story addition on the back of the house. He read the legal notice which appeared in **Voices** on 5/11/03. Mr. Smith seated the members and seated Alternate Chute for Mr. Treadway. Mr. and Mrs. Klemm were present and introduced their architect, Mr. Harold Tittman.

Mr. Klemm prepared a folder for each member containing a site plan, a letter from engineer Brian Neff, along with a drawing showing the proposed expansion to the leaching fields, photos of the house and a set of plans. The members looked over the items in their folders. In addition, Mr. Klemm presented new photos and plans (rec'd 5/8/03) requested by Mr. Talbot in order to clarify: visibility of the proposed addition from any public way and existing condition photos, info on the french doors, the porches, porch columns and lighting fixtures if visible from a public way.

Mr. Klemm pointed out in the new photos where he staked out the area for the proposed addition. The members looked at the visibility plan, A-0.02 (dated 5/8/03) which shows the addition from different perspectives and visibility from the public way. Mr. Tittman said they are replacing the kitchen with a larger kitchen addition with eat-in area and a master bedroom and bath above. Mr. Klemm said he had studied other houses in the neighborhood and noted Mr. Beck and Ms. Canning have similar additions; large eat-in kitchens with master bedrooms above them.

Mr. Graney asked how many square feet in the new addition. Mr. Tittman replied about 1550sqft. The Commission discussed this with Mr. Tittman and Mr. Klemm and concluded that the size of the original farmhouse was 1800sqft. The addition completed in 2002 added 1000sqft.

The members studied the new drawings and photos (rec'd 5/8/03). They discussed the grading beside the proposed addition. Mr. Talbot asked about the wide horizontal band in the middle of the addition. Mr. Tittman explained it stands out because it is a computer drawing. It will be a 10in wide board but will be painted the same as the house - will not stand out and will be very subtle. Mr. Talbot asked if some of the windows have changed from the original plan. Mr. Klemm replied no definite decision has been made regarding the windows other than they prefer double-hung windows. After a brief discussion Mr. Smith wrote some notes on dwg.A-2.51 and stated that was the correct window detail. Mr. Graney asked if they intend to replicate the shutters for the addition. Mr. Tittman said they had not thought about that, but the whole house has shutters. Mr. Tittman said they learned from their last visit to HDC that there should be a subtle difference in the design of an addition yet try to tie it in to the existing house. Also with respect to windows, to make sure all panels are taller rather than wider. Mr. Chute said he could see that they have gone to something a little more modern. Mr. Klemm noted Ms. Canning has the same type of window on the back of her house.

Mr. Talbot asked if all other materials would match the existing house. Mr. Klemm said yes - clapboards, wood roof, copper gutters - all the same. Mr. Tittman said the Klemms would like to have a stone chimney. Mr. Talbot said he did not have a problem with that. He asked Mr. Tittman to talk a little about the size of the addition. Mr. Tittman said he originally thought about something a lot bigger in size but proportion wise it did not make sense. He kept the plan as small as possible while trying to meet their program. They needed a larger kitchen and a master bedroom and bath. Mr. Graney asked how many existing bedrooms. Three. Mr. Klemm said the finished attic is an office - only in the center is it possible to stand up straight. Mrs. Klemm said right now they have a stand-up kitchen. They are hoping for a sit down kitchen with more room. Mr. Talbot asked if the picture of the exterior light is the same as their other exterior lights. Yes.

Mr. Smith asked the Commission if they had any additional comments or questions. There were none.

MOTION: To close the Public Hearing to consider the application for Christina and Peter Klemm, 11 Ives Road, to replace existing kitchen with 2-story addition on back of house. By Mr. Talbot, seconded by Mr. Graney and passed 5-0.

Mr. Smith 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.

## REGULAR MEETING

Mr. Smith called the meeting to order at 8:12PM and seated the members and seated Alternate Chute for Mr. Treadway.

Pending Business

### **Klemm /11 Ives Road /Replace existing kitchen with 2-story addition on back of house.**

Mr. Smith suggested to the members that they have some additional discussion and decide if everyone is ready to vote. He continued by saying he feels one issue may be size. A second issue is the degree to which the proposed addition is similar or different from either the original house or the first addition. The third issue is the sense of appropriateness of the proposed addition.

The Commission discussed size. Mr. Smith said although the addition is substantial, it doesn't seem to outmass the rest of the house due to the reduced elevation. Mr. Talbot said it's really big. Mr. Tittman said they have made an effort to keep the addition appropriate and at the same time meet the needs of Mr. and Mrs. Klemm. Mrs. Picton said she does not think this proposal is overpoweringly big or out of proportion, but thinks one may not be able to see as much of the barn. Mr. Tittman said it is hard to see the barn because of the trees.

Next the members discussed the way the addition fits with the rest of the building. Mr. Smith said as far as he can see, the siding and windows are similar, but different enough not to be confused with the first addition or the original house. It is not an overly elaborate addition to a simple place. Mrs. Picton agreed. She asked about the dormers. Mr. Graney said they are not full dormers. Mr. Chute added, they are pretty discreet. Mr. Tittman noted they had tried many different dormers and decided on these because neighbors have similar dormers. Mrs. Picton said they are about as simple as they can be. Mr. Talbot remarked that they seem to have followed the lead on the first addition regarding the muntins. Mr. Tittman said they have made sure that they are taller than they are wide. Mr. Talbot said he liked the fact that the first addition did not have shutters and he hopes they will stay away from shutters on this new

addition. He protested the fact that the shutters showed up at a later date on the first addition. Mr. Smith asked Mr. and Mrs. Klemm if they want to put shutters on this new addition. They said they don't care - it does not matter. Mr. Smith stated the overall appearance of the addition fits in with, but will not be the same as the existing house.

Mr. Smith asked the members if they wished further discussion on windows, lighting, size of clapboards or any other details. No.

Mr. Talbot asked if another retaining wall will be added or will the ground just be graded. Mr. Tittman said another 12 to 14 inches of soil will be added and graded.

Mrs. Picton noted the door in the drawing is not like any of the others. Mr. Tittman said the door will match - more like french doors. Mr. Tittman said he would submit specs on the doors. Mr. Talbot asked the size of the porch columns - 8 inches.

Mr. Smith asked if there were other points to discuss. Mr. Graney commented it is hard to look at details when, in his opinion, the massing is not appropriate to this house. Mr. Smith suggested they go back to the size issue. Mrs. Picton said the addition is large but not overpowering - it is lower and set back (especially on the west side). The existence of the recent addition allows for this second addition to be as large as it is. Mr. Smith asked the members if they think the addition is large enough to be inappropriate:

Mrs. Picton: Will think about it.

Mr. Graney: It is pretty clear the mass is overwhelming.

Mr. Chute: No. Basically, it is pretty well hidden.

Mr. Talbot: It is verging on being inappropriate. They need the space - it works with the addition they did before. Do we have the ability to keep people from doing what their program requires? Don't have a problem with it.

Mr. Talbot noted the addition will obstruct some of the openness - but how much control do we have. Mr. Smith said it is within HDC rules to say no. Mr. Graney suggested they look at the value of the farmhouse and not get caught up in more space. This is a small farmhouse built approx. 100yrs ago - a house in a historic district and important to the district. Can this building still be read as having this history? Mr. Smith said he understands Mr. Graney's point but thinks that is why the Guidelines say an addition should be different. Mr. Graney said the issue is, the rear addition will overwhelm the little farmhouse. Mr. Smith stated historic districts change through the years. Characteristics of some of the farmhouses change as people become prosperous. Mrs. Picton said the house is big and can hide a big addition pretty well.

Mr. Talbot asked Mr. Klemm if he is still contemplating changes to the driveway. Mr. Klemm said that is not important at this time. Maybe in the future. And a garage? May use the barn in the future.

Mr. Smith told the Commission if they need more time or want to visit the property they can decide to vote at a later date, or we can vote now and you can either vote no or abstain. Mr. Klemm asked what they need for approval. Mr. Smith replied a majority out of five.

Mr. Chute noted the dimensions of the addition are 21'x37'. Mr. Talbot asked if they could shorten the 37ft length. Mr. Tittman replied they have already shrunk the addition as much as they can.

The Commission decided to take a straw vote:

Mr. Talbot: yes

Mr. Chute: yes

Mr. Graney: no

Mrs. Picton: yes

Mr. Smith: yes

Mr. Smith asked the members if they were ready to have the official vote on the motion. Yes.

MOTION: To approve the application for a Certificate of Appropriateness submitted April 29, 2003 by Christina and Peter Klemm, 11 Ives Road, to replace the existing kitchen with a 2-story addition on the back of the house, as shown on plans submitted April 29, 2003 and revised by plans dated May 1, 2003 and received May 8, 2003. It is stipulated that shutters will not be added to this addition. Details of the doors are to be submitted to the Commission prior to construction. This work is to be completed by May 19, 2004; else this approval shall be void. By Mr. Smith, seconded by Mr. Chute and passed 4-1.

Mr. Graney voted against.

Mr. Klemm thought it would take until September of 2004 to complete the work and asked for a later completion date. The Commission agreed and revised the motion.

MOTION: To revise the Certificate of Appropriateness for Christina and Peter Klemm, 11 Ives Road, in order to change the completion date to September 30, 2004. By Mr. Smith, seconded by Mr. Chute and passed 4-1.

Mr. Graney voted against.

Consideration of the Minutes

MOTION: To approve the 4/21/03 minutes as written. By Mrs. Picton, seconded by Mr. Chute and passed 3-0-2.

Mr. Talbot and Mr. Graney abstained because they were not present at that meeting.

Other Business

The members discussed the Stuart barn, 110 Calhoun Street. Mr. and Mrs. Stuart wrote a letter and submitted photos and drawings to the Commission informing them that the roof on the shed at the back of their barn had collapsed over the winter. They would like permission to replace the shed in kind. The members agreed they should go ahead and replace the shed. In addition, the members discussed how important that barn is to the Calhoun-Ives Historic District and discussed if there might be funds available for the restoration of historic buildings and if the Stuarts might be interested.

Mrs. Picton mentioned that at the last meeting she had been assigned the task to work with The Gunnery on their project of replacing the tennis deck and pro shop. The members discussed the backboard - should it be painted or have plantings. Mr. Graney said painting without plantings would make it stand out more. All agreed. Mr. Talbot asked if there is an awning over the viewing deck does the color matter. Mr. Graney suggested green seems logical - to blend in better with other colors on the fence, etc. Mr. Talbot commented that Mrs. Picton is in a position to recommend.

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

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

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Martha T. Shade  
Secretary