

June 16, 2008

MEMBERS PRESENT: Mr. Chute, Ms. Gilchrist, Mr. Kerr, Mr. Talbot

MEMBERS ABSENT: Mr. Smith

ALTERNATES PRESENT: Mrs. Boyer, Mrs. Mills

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. & Mrs. Klemm, Mr. Tittmann

PUBLIC HEARING

Klemm /11 Ives Road /One-story addition and mudroom

Ms. Gilchrist opened the Public Hearing at 7:37PM to consider the application for a Certificate of Appropriateness submitted 5/29/08 by Christina and Peter Klemm, 11 Ives Road, to construct an addition to the east side of their house and add a mudroom off the kitchen. She read the legal notice which appeared in Voices on 6/8/08. Ms. Gilchrist seated the members and seated Alternate Mills for Mr. Smith. Mr. and Mrs. Klemm were present along with their architect, Mr. Harold Tittmann, Tittmann Design and Consulting.

Ms. Gilchrist read a letter from Stephen and Wanda Brighenti, 49 Calhoun Street, in support of this application. A copy is filed with these minutes and original is in the applicant file.

Mr. and Mrs. Klemm with Mr. Tittmann came forward to present the application. Mr. Klemm began by saying that they had made one or two slight modifications so they gave the Commission a new set of drawings for the file(marked rec'd 6/16/08). The previous drawing showed a stone chimney on the outside of the addition. The chimney will now be "internalized" to make the appearance more low-key.

Additional photos(marked rec'd 6/16/06) were submitted showing views from the public way and the west elevation where the mudroom will be enclosed. Mr. Talbot asked Mr. Tittmann to go through the new set of drawings. The set consists of:

- existing basement & 1st floor plan
- existing 2nd floor plan
- existing elevations; north, east, west, south

Mr. Tittmann explained that the existing porch with roof is to be bumped out and then closed in to create a mudroom and laundry room. Mr. Talbot asked if the mudroom would be visible from the public way. Maybe a portion of the new roof, Mr. Tittmann said. Mr. Talbot asked if any new lighting is planned. No.

Mr. Klemm explained the changes they are making. He said they are in need of a formal living room as well as a mudroom and a proper laundry room. They will be using shake shingles on the roof and copper gutters to match the existing house. He commented, this is not an easy house to add on to. Their original plan was to build a two-story addition, but it appeared too massive so they scaled it down.

Mr. Talbot commented that one of the things that bothered him about the first addition was the windows. He stressed the importance of the proportions of glass in the windows and the relationship of windows to wall area. Mr. Talbot asked if the windows on this addition will be the same as those in the existing

house. Mr. Tittmann showed the members the window and door schedule included with the drawings. They will be matching the types and sizes of windows on the existing house. Mr. Talbot commented that the proportions of the panes of glass drawn on this new addition appear to read almost horizontal. Mr. Tittmann said that is because they need to let in as much light as possible. Ms. Gilchrist asked if they would consider skylights in the new living room. No. After some discussion, Mr. Tittmann did agree that the height of the windows should be greater than the width and said he would be happy to adjust the windows.

In looking at the photos, Mrs. Boyer said she thought there were not to be any shutters on the first addition. Mr. Talbot read from an old file – it appears they were approved on 3/29/04, “.....providing shutters fit the opening of the sash.”

Mrs. Boyer brought up a general question having to do with historic districts. She observed that by the time these wonderful old houses are added on to once or twice, there is no longer any sense of what they were in the beginning – and it just does not seem right.

Mr. Kerr said that is the difference between a designated historic structure and a historic district. If a building is a designated historic structure, additions can be controlled. In a historic district, a structure just needs to be consistent with the neighborhood. Mr. Talbot agreed. He said the Commission is not here to tell people what they can do, but to talk about appropriateness. Ms. Gilchrist noted the Commission is limited in their ability to restrict size. They cannot prevent people from expanding.

Ms. Gilchrist asked where the air conditioning units will be located. Mr. Tittmann replied they will be located against the basement wall; not visible from the public way. He drew the location onto drawing A-04.

The members agreed they would not vote to approve this application tonight. The general opinion of the Commission is that proportion is important. They asked the applicants to consider the following:

- Think about the proportions on the addition – it’s a delicate balance.
- Bring revised ideas both with and without shutters in order to visualize proportions.

Mr. Klemm thanked the Commission. Mr. Tittmann said he would come back with two or three choices.

Ms. Gilchrist asked if there were any more questions or comments. There were none. There was no one else present to speak for or against this application.

MOTION:

To continue until the next regularly scheduled meeting on July 21, 2008, the application for a Certificate of Appropriateness submitted 5/29/08 by Christina and Peter Klemm, 11 Ives Road, to construct an addition to the east side of their house and add a mudroom off the kitchen. By Mrs. Mills, seconded by Mr. Kerr and passed 5-0.

Ms. Gilchrist continued the Public Hearing at 8:58PM.

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

Ms. Gilchrist called the meeting to order at 9:00PM and seated the members and Mrs. Mills for Mr. Smith.

Ms. Gilchrist welcomed Mr. Kerr as a new regular member.

Consideration of the Minutes

MOTION:

To approve the 5/19/08 minutes as written. By Mr. Chute, seconded by Mrs. Mills and passed 4-0-1. Mr. Talbot abstained. Did not read minutes.

Ms. Gilchrist asked the members if they had a chance to read the letter from Mr. Markert. They briefly discussed their upcoming special meeting on July 7th with Mr. Markert and Mr. Boling. All agreed it should be helpful.

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

Ms. Gilchrist adjourned the meeting at 9:15PM.

FILED SUBJECT TO APPROVAL

Respectively submitted,

Martha T. Shade, Clerk