

June 20, 2005

MEMBERS PRESENT: Mr. Graney, Mr. Treadway
MEMBERS ABSENT: Mrs. Picton, Mr. Smith, Mr. Talbot
ALTERNATES PRESENT: Mrs. Boyer, Mr. Chute
ALTERNATES ABSENT: Mrs. Rives
STAFF PRESENT: Mrs. Shade
OTHERS PRESENT: Mr. & Mrs. Klemm

PUBLIC HEARINGS

Klemm /11 Ives Road /Resurface existing driveway.

Mr. Graney opened the Public Hearing at 7:35PM to consider the application for Certificate of Appropriateness submitted 5/24/05 by Christina and Peter Klemm, 11 Ives Road, to resurface their existing driveway. He read the legal notice that appeared in **Voices** on 6/12/05. Mr. Graney seated the members and seated Alternate Boyer for Mr. Talbot and Alternate Chute for Mrs. Picton. Mr. and Mrs. Klemm were present.

Mr. Graney noted that Mr. and Mrs. Klemm were returning to the Commission after being turned down the previous month to change their driveway entrance. Mr. Klemm said the driveway needs repair. Two of their cars 'bottom-out' when coming into the driveway. He stated the size, shape and location of the driveway would remain the same. The present driveway is crumbling asphalt. The plan is to lay down a new asphalt base and add oiled loose gravel (a grayish-white pea stone) on top. The gravel will give a more country look.

Mr. Graney asked about the cobblestone apron mentioned on the application. Mr. Klemm replied he likes the look of the cobblestone apron, but it is not necessary. When asked how far into the driveway the apron would go, Mrs. Klemm said about 5ft.

The members asked if any new lighting is planned. No. Mr. Graney asked if there were any further questions or comments. There were none. For the record, Mr. Graney noted there was no one else present either for or against the application.

MOTION: To close the Public Hearing to consider the application for Certificate of Appropriateness submitted May 24, 2005, by Christina and Peter Klemm, 11 Ives Road, to resurface their existing driveway. By Mrs. Boyer, seconded by Mr. Treadway and passed 4-0.

Mr. Graney closed the Public Hearing at 7:48PM.

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

Chute /8 Kirby Road /Restore existing garage and add one story above w/attic space.

Mr. Graney opened the Public Hearing at 7:50PM to consider the application for Certificate of Appropriateness submitted May 25, 2005 by Ronald K. and Nancy S. Chute, 8 Kirby Road, to restore their existing garage and add one story above with attic space. He read the legal notice which appeared in **Voices** on 6/12/05. Mr. Graney seated the members and seated Alternate Boyer for Mr. Talbot. Mr. Chute recused himself to present his application to the Commission.

Mr. Graney noted that Mr. Chute had received approval from HDC in 2002 for an addition but did not pursue building that addition. He asked Mr. Chute to present his plans.

The existing garage on the east side of the house has a flat roof which is rotting and in need of repair. Mr. Chute and the members looked at the drawings (rec'd 5/25/05) and additional drawings by Reese Owens of existing and proposed elevations (rec'd 6/13/05). Mr. Chute commented that the steps in his house are old and steep. They need another way to get upstairs, so are adding an elevator (which will be in the new structure) from the basement to the 2nd floor.

The members studied the drawings. Mr. Graney suggested they discuss the overall character, scale, massing and materials. Mr. Chute noted the only original window is the one over the front door.

Mrs. Boyer asked how much of the addition would actually be visible from Route 47. Mr. Chute said the whole addition would be visible. He remarked that they have tried to make the addition simple and secondary to the existing house.

Mr. Graney observed that the proposed garage addition will be shallower in depth than the one approved in 2002. Mr. Treadway said there would not be much difference in height. Mr. Chute said the overall size of the addition will be 28'x31' - 868sqft.

Mr. Graney asked if shutters are planned for the windows on the addition. No. Mr. Chute noted the cedar shingles, and clapboards will match those on the existing house. In addition, he would like to add a double spotlight (just like what was there) to light the 5 big stone steps by the back door. Mr. Graney asked if there could be any alternative to the spotlight. Mr. Treadway suggested copper lighting - it fits an old house. Mrs. Boyer said she does not like spotlights and wondered if the Commission could give him permission to install two copper lights instead; one on either side of the garage doors. All agreed that was a good idea.

The Commission continued discussing details of the addition. Mr. Graney said from the drawing it looks like a simple fascia and crown to the roof - no soffit. Mr. Treadway said the simpler the better. He said he likes this plan better than the previously approved one.

Mr. Graney asked if there were any additional questions or comments. There were none. For the record, Mr. Graney noted no one else was present either for or against the application.

MOTION: To close the Public Hearing to consider the application for Certificate of Appropriateness submitted May 25, 2005 by Ronald K. and Nancy S. Chute, 8 Kirby Road, to restore existing garage and add one story above with attic space. By Mr. Treadway, seconded by Mrs. Boyer and passed 3-0.

Mr. Graney closed the Public Hearing at 8:23PM.

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 8:25PM, seated the members and seated Alternate Boyer for Mr. Talbot and Alternate Chute for Mrs. Picton.

Pending Business

Klemm /11 Ives Road /Resurface existing driveway.

The Commission looked at the site plan. They discussed the overall character of the property and concluded it is not incongruous at all for the driveway to be resurfaced in the manner stated. The existing relationship would be maintained between the road and the barn. However, they decided the cobblestone apron did not fit in with the simplicity of the house and barn. The members checked the digital photos on the computer in the Land Use Office and confirmed there were no cobblestones on the driveway across the street. Mr. Treadway suggested the cobblestone apron be removed from the approval. All agreed.

MOTION: To approve the application for Certificate of Appropriateness submitted May 24, 2005, by Christina and Peter Klemm, 11 Ives Road, to resurface their existing driveway.

The overall character of the proposal, (asphalt driveway, top dressed with small gray stones) while maintaining the direct relationship of the road to the barn, is in harmony with the history of the property and does not adversely affect the historic integrity of the property and district.

The proposed cobblestone apron, at the junction of the driveway with the road, is dissimilar to neighboring properties and its formality is dissimilar to other agricultural properties in the district and adversely affects the simplicity of the property and is thus incongruous to the special character of the district. By Mr. Treadway, seconded by Mr. Chute and passed 4-0.

Chute /8 Kirby Road /Restore existing garage and add one story above w/attic space.

Mr. Chute recused himself at this time so the Commission could discuss his application.

Mr. Graney stated the Commission needs to consider the overall character of this proposal; a garage with living quarters above. He said he would like to see the massing split up - it is such a long shed roof. In addition, he said the members are not architects and should not be in the business of redesigning things. The Commission's job is to say a project is either incongruous or it is not.

Mr. Treadway said he had no problem. It is smaller than what was previously approved.

Mrs. Boyer agreed with Mr. Graney.

Mr. Graney said this house is a significant elevation on the Green.

Mrs. Boyer said she would like to see the front piece rethought - some alternative to break up the massiveness. This house is right in the middle of the strongest historic district.

Mr. Treadway commented it would be good to have Mr. Owens, the architect, come in.

MOTION: To deny without prejudice the application for Certificate of Appropriateness submitted May 25, 2005, by Ronald K. and Nancy S. Chute, 8 Kirby Road, to restore the existing garage and add one story above with attic space; because the Commission would like the applicants and their architect to consider breaking the massiveness of the garage extension shed roof and its lack of offsets on the north and east elevations, due to the significance of this house and its relationship to the special character of the Green and the district as a whole. By Mrs. Boyer, seconded by Mr. Treadway and passed 3-0.

Consideration of the Minutes

MOTION: To defer consideration of the 5/16/05 minutes until the next regular meeting on 7/18/05. By Mr. Treadway, seconded by Mr. Graney and passed 3-0.

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

Mr. Graney adjourned the meeting at 9:40PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Clerk