

June 29, 2005

Public Hearing - Special Meeting

MEMBERS PRESENT: Mr. Graney, Mr. Smith, Mr. Talbot

MEMBERS ABSENT: Mrs. Picton, Mr. Treadway

ALTERNATES PRESENT: Mrs. Boyer, Mrs. Rives

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Mr. & Mrs. Chute, Mr. Owens, First Selectman R. Sears

PUBLIC HEARING

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

Mr. Graney opened the Public Hearing at 7:35PM to consider the application for Certificate of Appropriateness submitted by Ronald K. and Nancy S. Chute, 8 Kirby Road, to restore the existing garage and add one story above with attic space. He read the legal notice which appeared in **Voices** on 6/23/05. Mr. Graney asked the members if any of them had a conflict of interest regarding this application. There were none. He seated the members and seated Alternate Boyer for Mr. Treadway and Alternate Rives for Mrs. Picton.

Mr. Owens began by saying he thought it would be appropriate to take up the issues that led the Commission to deny this application at the last meeting. Mr. Graney assured Mr. Owens that the members did discuss the overall character, materials, scale and proportions and massing at the last meeting, and they would be happy to discuss those features with him. The members looked over the drawings (marked rec'd 6/29/05) showing the proposed elevations along with elevations which were previously approved in 2002, but not built.

Mr. Owens explained he is trying to address the Chutes program to make the house viable for them. He noted, relative to the plans approved in 2002, this plan is much more benign. Mr. Graney commented he felt very strongly that everything possible should be done to recess this addition behind the faade of the existing house. Mr. Owens said they pushed the gable on the addition back as far as they possibly could and still allow the elevator to clear. He said the addition is recessed far enough, and will not invade the clarity of the house. He added, the garage is useful space - covered with a simple shed roof, which is not unusual.

Mr. Graney asked Mr. Owens if he could explain to the members how the elevator works with the floor plan. Mr. Owens discussed how difficult it is to get an elevator to fit into an older structure. He said he made every effort to keep the height of the addition down, but cannot lower it any more.

Mr. Talbot asked what the objections were at the last meeting. Mr. Graney replied, the front and side elevation, the shed roof in the same plane as the rest of the house vs breaking it up a bit. The members continued their discussion looking at plans and photos.

Mr. Owens said he thinks it is fine the way it is - he does not want to redesign. Mr. Graney stated that overall, the members never thought the design was a bad thing - they just asked that some changes be considered. Mr. Smith noted there are essential criteria with respect to additions. Fundamentally, Mr.

Smith said, what we're talking about is making it clear that an addition is indeed an addition - setting it back is one way. Mr. Owens said by his perspective, pushing it back does not make it better.

The Commission discussed the windows for the addition. They will be Brosco "Boston cottage style" - the closest they could find to the oldest window on the existing house which is over the front door. The new windows 'read' 2005. They discussed the possibility of changing a pair of windows in the living room to just one window. Mr. Owens and Mr. and Mrs. Chute were ok with that and agreed to come back to the Commission when the exact size and location were determined.

Lighting will be the same as discussed at last regular meeting on June 20th. The style change on the eaves is the same as the pattern that surrounds the Green. Mr. Graney said the eave detail of the returns is modern, it's what we do today, it reads 2005. He thought the overall concern regarding setbacks was addressed.

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

MOTION: To close the Public Hearing to consider the application for Certificate of Appropriateness submitted by Ronald K. and Nancy S. Chute, 8 Kirby Road, to restore existing garage and add one story above with attic space. By Mr. Talbot, seconded by Mrs. Rives and passed 5-0.

Mr. Graney closed the Public Hearing at 8:45PM.

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

SPECIAL MEETING

Mr. Graney called the meeting to order at 8:47PM, seated the members and seated Alternate Boyer for Mr. Treadway and Alternate Rives for Mrs. Picton.

Pending Business

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

Mr. Graney observed that three members were present who were not at the June 20th regular meeting. The Commission discussed the application.

Overall character of the addition and its relation to the main house. Mr. Graney said the Chute house is the second most important house on the Green next to the Congregational Church. Does the addition read as secondary to the main house?

Mr. Talbot: Yes it does. The proposal is fine. The addition is bigger than we typically like to see, but they need the elevator and need the space.

Mr. Smith: Yes.

Mrs. Boyer: Yes, the windows in the addition are different from those in the main house.

Scale. Mr. Graney asked the members if there was anything objectionable. No.

Mrs. Rives: I'm just sorry that everything is getting bigger.

Mr. Graney: Your comment is noted. The ridgeline is effected by budget and interior. It is not our

purview to discuss budget or interior. The ridgeline is an important feature and they have accommodated as best they can.

Massing. Consider the massing effects; the view from the Congregational Church to the Chute house, how the wall and shed roof appear. Mr. Graney noted the guidelines say to set back an addition but there are functional features that needed to be considered.

Fenestration patterns. The members discussed whether to approve the addition windows conditionally in the motion. Mr. Talbot said Mr. and Mrs. Chute need to determine if changing the window in the living room is going to work for them. It was decided they would come back to HDC for final approval.

Architectural detail. Mr. Graney said he is comfortable with it. All agreed.

Materials. Discussed at June 20th meeting. Clapboards, cornerboards, roof shingles will be same as on existing house. Mr. Talbot asked if there would be any air conditioning units. No.

Lighting. Discussed at June 20th meeting. No spotlights. Copper lanterns instead. Mr. and Mrs. Chute will come back to HDC with final decision on lanterns and location.

Mr. Graney asked if there were any final questions or comments. There were none.

MOTION: To approve the application for Certificate of Appropriateness submitted by Ronald K. and Nancy S. Chute, 8 Kirby Road, to restore the existing garage and add one and one-half story above it. The overall character of the proposal as a shed-roof garage extension with a one and one-half story addition above it is in harmony with the history of the property and does not adversely affect the historic integrity of the district. It is clear that the function and program of the proposal affects the shape and massing of the structure. The breaks on the north faade, with respect to the garage wall, shed-roof, the one and one-half story addition and gable roof, reduces the degree of the mass and does not adversely affect the property. This approval is conditional that Mr. and Mrs. Chute return to the Commission to consider final plans and specifications for exterior lighting and the location and dimensions of the northeast window in the east living room. This work is to be completed by December 30, 2006; or else this approval shall be void. By Mrs. Rives, seconded by Mr. Smith and passed 5-0.

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

Mr. Graney adjourned the meeting at 9:28PM.

FILED SUBJECT TO APPROVAL

Respectively Submitted,

Martha T. Shade, Clerk