

July 15, 2002

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

MEMBERS ABSENT: Mrs. Alison, Mr. Treadway

ALTERNATES PRESENT: Mrs. Rives

ALTERNATES ABSENT: None

STAFF PRESENT: Mrs. Shade

OTHERS PRESENT: Ms. Khouri, Mr. Bass, Mr. Greenfield, Ms. Riesner, Mr. Bader

REGULAR MEETING

Mr. Smith called the meeting to order at 7:36PM and seated the members and Alternate Rives for Mr. Treadway. Mr. Smith made a motion to amend the agenda.

MOTION: To amend the agenda to add the following applicant to Other Business: Greenfield, 12 Ives Road, for discussion of pool fence. By Mrs. Rives, seconded by Mr. Talbot and passed 4-0.

Consideration of the Minutes

MOTION: To accept the 6/13/02 minutes as corrected:

Pg.3, Par.1, Line 2 ...**entablature** and ...

and to accept the 6/14/02 minutes as written and to accept the 6/17/02 minutes as corrected:

Pg.2, Par 2, last line ...passed 4-1. Mr. Graney voted against.

By Mr. Graney, seconded by Mrs. Rives and passed 4-0.

OTHER BUSINESS

Khouri /75 Green Hill Road /Progress on renovations.

Ms. Ann Khouri and Mr. Leonard Bass were both present. Ms. Khouri handed a detailed description of 14 items which they hope to address before their C of A expires in April 2003.

Ms. Khouri said when they pulled down the aluminum siding they saw what poor shape the structure was in - much worse than they thought. A lot of damage from moisture. There are significant structural issues. The major part of the house is supported inadequately - the NW porch was supported on three iron pins - just sitting on rock. Now the porch is structurally sound. The same condition exists in the back of the house and on the driveway side of the house.

Regarding the roof, Ms. Khouri said they would like to use a fiberglass shingle as wood is too costly. The existing roof is asphalt. Mr. Smith thought the fiberglass shingle appeared to have the same texture as asphalt. Though color is not in the jurisdiction of HDC, Ms. Khouri showed the members a sample of the fiberglass shingles and said they have chosen one in the red family. Also, the house will not be white. In the late 1800's the house was a dark color (as were many during that time period according to her research) - they uncovered some of the old dark shingles while working on the porch. Mr. Smith agreed that HDC has no jurisdiction over color, but they do not have to make the house look as it did originally.

Ms. Khouri briefly discussed the four chimneys. The main chimney is in very unstable condition. The replacement bricks will be matched as closely as possible to the existing bricks in size and color. Ms. Khouri will be submitting drawings.

Ms. Khouri said she would like to reduce the gable on the east side and improve the roof line. She asked for the reaction of the members. All agreed it seemed to be a good idea. Ms. Khouri said she will present a drawing and meet again with HDC for their approval. Mr. Smith suggested the members should go for a site visit when the drawings are ready.

Regarding the driveway - there are no changes in materials or the driveway itself.

The existing bluestone pathways must be removed. There is a serious water problem which has caused rotting sills and the front of the property must be regraded so that the earth slopes away from the house. Ms. Khouri asked the Commission if they get involved in regrading. No. Ms. Khouri is proposing to use brick instead of bluestone in the same location as the existing walk.

Ms. Khouri asked what the position of the Commission is regarding alternate materials - specifically for some trim and crown molding. It would be tremendously expensive to use all wood. Mr. Smith said the Commission is open to considering alternate materials, but the burden will be on them to convince the members. Mr. Graney cautioned them to save the old wood wherever possible because new wood does not hold paint as well as old wood and composite materials may not either.

Mr. Graney asked about their six-month schedule. Ms. Khouri replied that they have a mason and roofer lined up. They also have a good carpenter to take care of the structural issues. She added they had no idea how much work would be involved in this project. Each window has to be removed and restored. They are hoping by the end of the year to have the electrical, mechanical and the outside work completed.

The Commission agreed to set up a Special Public Hearing to help expedite matters.

Greenfield /12 Ives Road /Fencing.

Mr. Greenfield was present along with Anna Riesner and Bill Bader who is advising them regarding plantings.

Mr. Bader said Mr. Greenfield and Ms. Riesner need privacy for the pool. He suggested arborvitae, hemlock or spruce be planted in front of the fence to cover.

Mr. Greenfield said he put up the retaining wall and fence because the slope was deteriorating. He stained the fence so it would weather - he wants to disguise it and is willing to work with the Commission.

Mr. Smith noted that Mr. Greenfield previously spoke of planting vines to grow over the fence but did not want to lower the wall. Mr. Greenfield stated he would rather keep the fence as it is and plant something to cover. Mr. Bader said spruce may be best since arborvitae and hemlock require more sun.

Mr. Smith said the issue of height is serious as seen from Ives Road. Spruce would make a difference. Mr. Bader said he could plant 6 to 8 spruce trees. Mrs. Rives commented that Mr. Treadway was particularly upset about the height of the fence. Mr. Graney added, in winter it

is quite a structure. Ms. Riesner said spruce trees would cover it very well.

Mr. Talbot said he sees two issues. One, you must get approval from the Commission before anything built in one of the historic districts - and two, this fence would not have been approved. It should be the type of fence that disappears. Mr. Greenfield said he feels the fence defines the edge of the pool which runs parallel to Ives Road.

Mr. Graney told Mr. Greenfield to think of this meeting as a preliminary discussion on what type of fence he can build for privacy (only it's already there). Mr. Graney thought a shorter fence might do. The members noted that at a previous meeting Mr. Treadway thought the fence should be reduced to 4ft. Mr. Smith and Mrs. Rives thought 5ft would work. Ms. Riesner said privacy is a concern. Before the fence was up she said she was looking at each driver on Baldwin Hill Road - the fence closes it off. Mr. Smith asked if the fence screens from Baldwin Hill Road. Yes. Mr. Smith asked if trees would help screen the pool from Baldwin Hill Road. Ms. Riesner said they would help.

Mr. Graney advised Mr. Greenfield and Ms. Riesner that they will need a fence around the pool. He suggested some form of screening and some reduced fence may be a solution. Mr. Talbot reiterated the Commission does not have jurisdiction over planting and agreed with Mr. Graney that it is a slippery slope to allow residents to cover with plantings a structure which has not been approved by the Historic District Commission.

Mr. Greenfield commented that cutting the fence down to 4ft would make him very unhappy. He feels the fence is an architectural feature.

The members briefly discussed the possibility of making the fence larger to make it look like the side of a shed or small barn. Ms. Riesner did not like that idea. Mr. Talbot asked why not just take the fence down and put up a split rail or similar fence that cannot be seen so clearly; one that would disappear into the landscape.

Mrs. Rives asked what kind of fence the Commission would have suggested if Mr. Greenfield had come to HDC in the beginning. Mr. Graney said he is not an architect or a designer, but coming up Baldwin Hill Road this structure does not look like a fence but a monolith. Mr. Smith asked how about if the fence went around the corner. Ms. Riesner said a split rail fence does not fit the house. Mr. Graney remarked that the landscape of the Calhoun-Ives district was what designated it as an historic district. This fence is not appropriate for the district.

Ms. Reisner asked if they could go back to discussing the planting. Mr. Bader said spruce would look good.

Mr. Graney suggested to Mr. Greenfield that he go back to Silvestri Fencing (who designed the present fence) and see if they can come up with some different ideas to present to the Commission.

Mr. Smith said where we are seems to be:

- some planting seems to be a good idea,
- go back to the designer and tell them you must break up the mass of the fence,
- the whole issue of enclosing the pool may tie into this, or,
- see if screening could be done along with cutting the existing fence down to 5ft.

MOTION: To adjourn the meeting.

Mr. Smith adjourned the meeting at approximately 9:15PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted

Martha T. Shade, Secretary