

August 11, 2008

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

MEMBERS ABSENT: Mr. Smith

ALTERNATES ABSENT: Mrs. Boyer, Mrs. Mills

STAFF PRESENT: Mrs. Shade

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

PUBLIC HEARING

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

Ms. Gilchrist opened the Public Hearing at 7:32PM to consider the application for a Certificate of Appropriateness submitted 7/30/08 by Christina and Peter Klemm, 11 Ives Road, to construct an addition to the east side of their existing house and a mudroom off the kitchen. She read the legal notice which appeared in Voices on 8/3/08. Ms. Gilchrist seated the members. Mr. and Mrs. Klemm were present along with their architect, Mr. Harold Tittmann, Tittmann Design and Consulting.

Mr. Tittmann told the Commission he took to heart their comments from the last meeting; that the original house was dwarfed by the new addition. He presented new drawings(rec'd 8/11/08) and looked at them with the members. He explained that the new addition is now set back 11½ feet. The roofline is broken up so that in one section of the addition the ceiling is 9ft tall and in the other, the ceiling is 8ft tall. The length of the addition is 4ft shorter than in the previous drawing. The chimney is back on the outside. Mr. Klemm stated the addition has been reduced by one-third of what they presented last time. Previously the addition was 727sqft and is now reduced to 478sqft.

Ms. Gilchrist said she could see that the set-back would mitigate the length of the house. Mrs. Klemm pointed out to the Commissioners (Dwg A-05) that since the addition is set back 11½ feet, the two front windows on the east side of the main house, both top and bottom, will be visible.

Mr. Talbot noted that two additions had already been added to this farmhouse. He commented that with this addition they will have about 4500sqft which is more than double the size of the original farmhouse. Mr. Kerr asked if it is fair to say that this is about all they can add to this house. Mr. Klemm replied yes, because they want to do things in keeping with the District. Mr. Talbot said he appreciates the fact that they tried to make the addition smaller. Mr. Tittmann replied it was a challenge.

Ms. Gilchrist asked if there were any comments from the public.

Mrs. Canning, a Calhoun-Ives District resident, stated she felt that the previous addition was a little large. She has looked over these plans in detail with Mr. Klemm and also had a good look outside. She commended Mr. Tittmann for pushing back the addition and breaking up the roofline. She feels it balances the house. She said the plan has her blessing, and she assumes this is it for adding on.

Mr. Markert, also a resident of the District, asked Mr. Klemm if he is planning to fix the silo. No, Mr. Klemm said it needs to be torn down. The silo is falling off its foundation. Mr. Markert said his concern is not so much what is being added on now, but maintaining the character of the place and do whatever is necessary to keep the silo standing. Mrs. Klemm said the quotes they have received are cost prohibitive.

Mr. Klemm told Mr. Markert that he appreciates hearing his thoughts and would be glad to talk with him further at some other time.

Mr. Klemm asked the Commission if their concerns were being addressed. Ms. Gilchrist said they were and she also appreciates the efforts they have made to scale back the addition. However, she said her feeling is that this little farmhouse is taking a suburban direction. Mr. Talbot said he is still concerned about scale and would like to propose that the members be able to see this addition staked out with story poles before a vote is taken. All agreed.

Mr. Klemm stated they have tried to work with the Commission and have even consulted two other architects about this project. Mr. Kerr commented this is a vast improvement over the first presentation. Mr. Klemm said they are willing to give up some square footage in order to have the right look and feel.

Mr. Talbot stated that in terms of appropriateness and the Guidelines, the way the Commission tries to work with the smaller, older houses is to try and maintain the scale and not double or triple the size and square feet of the original building. Mr. Klemm commented that other houses in the district have grown in size. Mr. Talbot replied that each application is taken on a case by case basis and because this was a very special little building, that is why the members are taking their time to determine appropriateness.

Mr. Talbot told Mr. Klemm that they were going in very much the right direction; reducing size, reducing mass. He said it is fabulous that the two windows on the east side of the original house will be saved. He agreed that they have worked very hard.

The members briefly discussed other issues. Stonework – to match existing. Lighting – as little as possible. Ms. Gilchrist said she would like to see drawings showing the addition both with and without shutters. Mr. Talbot said he had a problem with the distance between the top of the windows and the eave line. Mr. Kerr agreed that the gap between the top of the windows and the roof should be shortened. He thought that would give them more freedom in selecting windows. Mr. Chute said he had a problem with the long front – maybe taking shutters off the addition would minimize the mass across the front of the house.

Mr. Tittmann said the addition would be staked out and story poles in place the week before the next scheduled meeting on 9/15/08. Commissioners will go individually to have a look.

MOTION: To continue the Public Hearing until September 15, 2008, to consider the application for a Certificate of Appropriateness submitted 7/30/08 by Christina and Peter Klemm, 11 Ives Road to construct an addition to the east side of their existing house and a mudroom off the kitchen. By Mr. Talbot, seconded by Mr. Chute and passed 4-0.

Ms. Gilchrist continued the Public Hearing at 8:25PM.

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

MOTION: To adjourn. By Mr. Chute.

Ms. Gilchrist adjourned the Commission at 8:26PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,
Martha T. Shade, Clerk

