

September 19, 2005

MEMBERS PRESENT: Mr. Arturi, Mrs. Picton, Mr. Smith, Mr. Talbot, Mr. Treadway

ALTERNATES PRESENT: Mrs. Boyer, Mr. Chute, Mrs. Rives

STAFF PRESENT: Mrs. Shade

ALSO PRESENT: Ms. Dedell, Mr. Shapiro, Mr. Hinkel, Mr. Godwin, Mr. Pleasants, Ms. Canning, Mr. Mills, Mr. Markert

PUBLIC HEARINGS

Aeschliman(Norwood Limited) /18 Sunny Ridge Road /Renew C of A issued July 19, 2004.

Mr. Treadway opened the Public Hearing at 7:34PM to consider renewing the application for Certificate of Appropriateness submitted August 18, 2005, by Richard and Frances Aeschliman(Norwood Limited), 18 Sunny Ridge Road, to enclose their existing front porch with screening as previously approved July 19, 2004. He read the legal notice which appeared in **Voices** on 9/11/05. Mr. Treadway seated the members.

Mr. Donald Wyant, contractor and agent for Mr. and Mrs. Aeschlimann was ill and unable to attend the meeting. He stated on the application and earlier in person(8/18/05) that there would be no changes to the Certificate of Appropriateness previously approved by the Commission.

The members were all in agreement to renew this Certificate of Appropriateness.

MOTION: To close the Public Hearing to consider renewing the application for Certificate of Appropriateness submitted August 18, 2005, by Richard and Frances Aeschliman(Norwood Limited), 18 Sunny Ridge Road, to enclose their existing front porch with screening as previously approved July 19, 2004. By Mr. Talbot, seconded by Mr. Smith and passed 5-0.

Mr. Treadway closed the Public Hearing at 7:40PM.

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

DeDell - Shapiro /156 Calhoun Street /Addition and in-kind repairs.

Mr. Treadway opened the Public Hearing at 7:42PM to consider the application for Certificate of Appropriateness submitted September 1, 2005, by Ira Shapiro and Jacqueline DeDell, 156 Calhoun Street, to construct an addition and do some in-kind repairs. He read the legal notice that appeared in **Voices** on 9/11/05. Mr. Treadway seated the members. Ms. DeDell and Mr. Shapiro were present with their architect Mr. Hinkel.

Mr. Hinkel began by saying that over the years he has worked on a number of historic structures. He said he appreciated the fact that the members took the time to go individually over the past week to have a look at the house inside and out. He said he tried to take all the comments that were made at the preliminary discussion into consideration; such as reducing the mass and the number of windows.

Mr. Hinkel presented a new site plan and drawings (rec'd 9/19/05). The members studied the new

drawings. In addition, some of the residents came up to the table to have a look. Mr. Hinkel noted the entire roof would have wood shingles. The house will have a combination of vertical barn siding, clapboards and shingles. The foundation will be stone.

Mr. Treadway commented that all the windows made the house a touch busy. Mr. Hinkel said the windows were to take advantage of the view. Mr. Treadway asked the neighbors if they had any questions or comments. Mr. Pleasants thought the plans looked very nice. However, he wondered about three different sidings. Mr. Godwin and Ms. Canning agreed.

Mr. Treadway noted that this house is the most historic building, not just in the Calhoun-Ives district, but in the entire town of Washington. It is a modest and simple house, so the addition must be as well. However, this plan is a vast improvement over the ones shown at the preliminary discussion.

Mr. Arturi commented that he is troubled by three different sidings. He likes the barn siding, it sets apart what is new from what is old; but the shingles in between just do not work. In addition, he said, the windows should be broken up a bit. It is a little too busy with all that glass. Mr. Shapiro said he wants to enjoy the view. Mr. Arturi replied he was not saying there should be no windows but that there are too many. Mr. Talbot said he does not think they will be very visible.

Mr. Treadway asked the members about their reaction to the massing and shape of the addition. Mrs. Picton responded, this is a critical property. It is so simple and very visible that adding anything is hard. She said the applicants have made a great effort to make the addition as appropriate as possible, but she is worried about the height of the addition. Mr. Treadway said he also would like to see the height of the addition lowered so it cannot be seen from the road. Ms. DeDell said they have already lowered the addition as far as possible. Mr. Hinkel said the headroom is needed for the master bedroom.

Mr. Talbot agreed with Mr. Treadway that this is an extremely important house in the district and the town of Washington. He stated in terms of their program, it seems they have done a good job trying to minimize the addition. The question is, how much more can it be reduced. Mr. Talbot said as much as he would like the addition to be smaller, he thinks the applicants have done a good job and he does not think the Commission can tell them they cannot have what they want. Mr. Treadway agreed that they have done a good job. Mr. Talbot said in terms of scale, the ridge on the second addition off the back is not quite as low as he thought it would be. He said if they can do more to reduce it, that would be great - if they cannot, he is not totally opposed.

Mr. Markert asked the height of the master bedroom. Mr. Hinkel replied it is a cathedral ceiling. Mr. Markert said if the ceiling height is adequate, then the height could be reduced. Mr. Treadway asked how much the addition would have to be lowered in order to get rid of the height. Mr. Hinkel replied it would have to be lowered one-half story.

Mr. Talbot said he is more concerned, looking to the future, that someone will come to the Commission asking for permission to build a garage. Mr. Shapiro said there is not a plan to immediately sell this house. He added, they could possibly retire here. Mr. Treadway noted the Commission was just looking ahead and he wanted it on the record.

The members continued to study the floor plans. Mr. Talbot asked if they had thought about putting the master bedroom somewhere else. Ms. DeDell said the master bedroom needs to be on the same level as the others. Mr. Shapiro said they need the view in the back. Mr. Treadway said he thought it was a shame to look at the house and see the roof of the addition.

Mrs. Picton said the perspective from the road may be less visible. Mr. Talbot doesn't think it will be visible. Mr. Smith commented that the discussion has been about what can be seen from the road. It's not

simply deciding on whether what you see from the road looks ok. The Guidelines require the Commission to focus on the scale and size of an addition. That's what we're still discussing.

The members asked the square feet of the proposed addition. Mr. Hinkel said approximately 2000' or 2500', the total square footage will be approximately 4000'.

Mr. Treadway asked the members and residents if there were any addition comments or questions. There were none.

MOTION: To close the Public Hearing to consider the application for Certificate of Appropriateness submitted September 1, 2005, by Ira Shapiro and Jacqueline Dedell, 156 Calhoun Street, to construct an addition. By Mr. Smith, seconded by Mr. Talbot and passed 5-0.

Mr. Treadway closed the Public Hearing at 8:43PM.

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. Treadway called the meeting to order at 8:45PM and seated the members.

Pending Business

DeDell - Shapiro /157 Calhoun Street /Addition and in-kind repairs.

Mr. Treadway asked the members for their thoughts on this application.

Mr. Talbot said he could basically repeat what he said before. The house is an important building. The way houses have developed in the Historic Districts concerns him. The applicants made an enormous effort - he could see voting approval.

Mr. Smith said under the influence of seeing this new proposal in relation to the old one; this one is more appropriate. It may be too busy - he's not sure about the shingling or if it is necessary to keep the same kind of lights. With respect to size; if it will actually look like the drawing, he would vote to pass.

Mr. Arturi remarked that the dormer windows were too busy. He would either like to see more spacing or less windows in the three dormers.

Mrs. Picton asked what color paint would be used on the windows. Ms. DeDell said the house would be monochromatic - she would not contrast the trim. Mrs. Picton asked if the house would be red. Ms. DeDell said she was not sure, but it would probably be a lighter, historic color. Mrs. Boyer commented that paint gets changed and HDC has no jurisdiction over paint. Mrs. Picton said she is dismayed that a small older house is proposed to be turned into a modern, less simple house. She said she is struggling with the contrast of stark simplicity and additions of less essential rooms in an essential old house. Ms. DeDell said it has to be a house they can live in. Mrs. Picton complimented the applicants on stepping the addition back - but she is still worried about the height of the addition.

Mr. Treadway said he is concerned about the size of the addition as he expressed before.

Mr. Shapiro asked if they have the right to knock the house down. He was told he would need a permit - also HDC would have a certain amount of time to see if someone would purchase the house. Mr. Shapiro

said he found the whole process confusing and they were warned this process could take months. He is afraid he may lose his contractor. He said he and Ms. DeDell specialize in saving houses and making them an integral part of the community.

Mr. Talbot asked if they have thoughts on building anything else on the property. No.

Straw poll: Mr. Talbot, Mrs. Picton, Mr. Smith - approve. Mr. Arturi said he would approve if they do something with the dormer windows. Mr. Treadway has a problem with the size.

The members decided to approve on condition a revised plan for the three dormers be submitted for the 10/17/05 meeting.

MOTION: To approve the application for Certificate of Appropriateness submitted September 1, 2005, by Ira Shapiro and Jacqueline DeDell, 156 Calhoun Street, to construct an addition according to plans received 9/1/05 and revised plans (SP-1, & P-2 thru P-7) submitted 9/19/05; with the stipulation that a revised plan for the three dormer windows be submitted at the October 17, 2005 Public Hearing. This work is to be completed by September 19, 2006; or else this approval shall be void. By Mr. Arturi seconded by Mr. Talbot and passed 4-1.

Mr. Arturi, Mrs. Picton, Mr. Smith and Mr. Talbot voted in favor.

Mr. Treadway voted against. His reason for doing so is stated in the minutes.

Aeschliman(Norwood Limited) /18 Sunny Ridge Road /Renew C of A issued July 19, 2004.

MOTION: To approve the application to renew the Certificate of Appropriateness submitted August 18, 2005, by Richard and Frances Aeschliman(Norwood Limited), 18 Sunny Ridge Road, to enclose their existing front porch with screening as presented in drawings and photos originally submitted July 7, 2004 and previously approved on July 19, 2004. This work is to be completed by September 19, 2006; or else this approval shall be void. By Mr. Talbot, seconded by Mr. Arturi and passed 5-0.

Consideration of the Minutes

MOTION: To defer a vote on the 8/15/05 minutes until the next regularly scheduled meeting. By Mr. Treadway, seconded by Mr. Arturi and passed 5-0.

Correspondence

A. A letter was received from the Gunn Historical Museum stating they will be replacing gutters on the back of the building. The gutters will be exactly the same except for a "leaf guard".

B. A notice from Janet Hill, Land Use Coordinator regarding compliance with PA 05-124 which states no permits may be filed until the holder of any conservation or preservation restriction has been notified.

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

Mr. Treadway adjourned the meeting at 9:35PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Clerk

