

# September 19, 2011

**MEMBERS PRESENT:** Mrs. Boyer, Mr. Chute, Ms. Gilchrist, Mr. Kerr, Mr. Smith

**ALTERNATES PRESENT:** Mr. Hollinger, Mr. Krinsky, Mrs. Mills

**STAFF PRESENT:** Mrs. Shade

**OTHERS PRESENT:** Mr. Ullram, Mr. Tittmann, Atty. Fisher, Ms. Demetriades, Mr. Walker

## **PUBLIC HEARINGS**

### The Gunnery(cont'd) Repairs to The Cottage on The Green.

Mr. Kerr reconvened the Public Hearing at 7:30PM to consider the application for a Certificate of Appropriateness submitted by The Gunnery, 99 Green Hill Road, to replace the roof and other repairs to The Cottage. Mr. Smith and Mr. Hollinger recused themselves from this Public Hearing. Mr. Kerr seated Members Boyer, Chute, Gilchrist, Kerr and seated Alternate Mills for Mr. Smith. Mr. Kerr asked if there was anyone present for The Gunnery. Mr. Robert Ullram, Assistant Head–Business & Services, came forward to discuss the application.

Mr. Kerr asked the members if they had any questions or comments. Ms. Gilchrist noted the commission had asked Mr. Ullram to come in to determine if the repairs were being done in-kind or if an application was needed. Mr. Ullram told the members that the material on the roof was different from the previous roof, but the new roof is the same as other buildings on campus. The siding and windows were replaced in-kind.

Mr. Ullram asked if a letter to the commission is all that is required when repairs in-kind are being done. Yes. He said he understands and going forward he will come to HDC.

Mr. Kerr asked if there were any additional questions or comments. There were none.

### **MOTION:**

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by The Gunnery, 99 Green Hill Road, to replace the roof on the Cottage.

By Mr. Chute, seconded by Ms. Gilchrist and passed 5-0.

Mr. Kerr closed the Public Hearing at 7:39PM.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

### West Indies, LLC /96 Calhoun Street /Build new house.

Mr. Kerr opened the Public Hearing at 7:41PM to consider the application for a Certificate of Appropriateness submitted by West Indies, LLC, to build a new house at 96 Calhoun Street. He read the legal notice which appeared in Voices on 9/11/11. Mr. Kerr seated the members. Mr. Harold Tittmann, Tittmann Design & Consulting represented the owner.

Mr. Kerr read an e-mail from Sandra Canning, 119 Calhoun Street, supporting this application. The e-mail is in the applicant file and a copy is filed with these minutes. The members looked at the site plan. Mr. Tittmann explained there are 24 acres, he pointed out the upward sloping fields which can be seen

from Calhoun Street and said they are building on the highest field for privacy. The house will sit approximately 900ft from the public way. Mr. Tittmann showed the commissioners photos and drawings. He said the story poles are up but cannot be seen very well because of the trees, but they want the trees for privacy. Mr. Tittmann said it's all about keeping the house as discreet as possible – parking is behind the house and the pool is down in back of the house.

Mrs. Boyer asked about the roof. Part of the roof will be hand split cedar shingles and part will be standing seam metal. Mr. Smith asked the reason for two different roof types. Mr. Tittmann replied the barn and garage will have the standing seam metal roofing with barn siding. The rest of the house will have the more traditional clapboards with the cedar shingle roof. Mr. Krimsky asked if it is unusual to sandwich a barn between clapboards like this. Mr. Tittmann replied yes it is, but there are a few examples in town, including Calhoun Street. He noted it is their intent to make the house seem like it has been there for a long time.

Mr. Kerr asked which way the lighted windows are directed. Mr. Tittmann said they will be at an angle from the road. Mr. Chute said he is very suspicious of that type window, but they are far from the road. Mr. Kerr asked Mr. Chute if his objection was to the lights or the architecture. Mr. Chute replied, architecture. Mr. Smith asked the other members if they have the basic essentials. Yes. Mr. Smith asked about driveway lighting. There is none. Mrs. Boyer asked about the basement. It is underground and there is no walk out.

Ms. Gilchrist pointed out that they are using several different window combinations. Mr. Tittmann stated all the windows are the same size – they just made an aesthetic decision – this is their preferred arrangement. The lower windows are French doors. Ms. Gilchrist said she prefers more uniformity. Her issue is with all the different kinds of windows. Ms. Gilchrist commented that the windows on the south side upper story would be visible. Mr. Tittmann said those windows were in the master bedroom and his clients wanted to see as much of the view as possible. He also pointed out that this bedroom is going to be the farthest point away on the house. Mr. Tittmann said he has made an effort to keep the house as compressed as possible.

Ms. Gilchrist said she would like to see the eaves be less boxy and would like to see more overhang. Mr. Tittmann said his client would not object. Ms. Gilchrist asked about the driveway and entrance at the road. Mr. Tittmann replied there is already an opening that people are using. The driveway will be a combination of gravel and asphalt. The driveway will not be seen from the road. Ms. Gilchrist asked if there are any plans for walls. The old stone walls will be left as they are.

The members went back to discussing the windows. Mr. Tittmann said the windows are a long way off. Mr. Krimsky asked if these windows would be visible in the winter. Ms. Gilchrist said the upper windows in the bedroom will be visible when lit up at night. Mr. Kerr said a couple of things aren't perfect because we don't know what the inside of the house is like.

Ms. Gilchrist commented that she would like for Mr. Tittmann to come back to the commission with a scheme of three windows on the south side master bedroom. He replied that he could do that tonight if the commission would give him a little time. All agreed to adjourn the public hearing until later this evening.

#### MOTION:

To adjourn until a later time this evening, the Public Hearing to consider the application for a Certificate of Appropriateness submitted by West Indies, LLC, to build a new house at 96 Calhoun Street, in order to allow Mr. Tittmann time to redraw the master bedroom windows on the south side of the house.

By Mr. Kerr, seconded by Mr. Chute and passed 5-0.

Mr. Kerr adjourned the Public Hearing at 8:55PM. This Public Hearing was recorded and is available in

the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

175 Calhoun Street, LLC /175 Calhoun Street /Replace fences construct stone walls and outdoor stone fireplace.

Mr. Kerr opened the Public Hearing at 8:57PM to consider the application for a Certificate of Appropriateness submitted by 175 Calhoun Street, LLC, to replace fences, construct stone walls and outdoor fireplace. He read the legal notice which appeared in Voices on 9/11/11. Mr. Kerr seated the members. Atty. Robert L. Fisher, Jr. of Cramer & Anderson, represented the applicant.

Atty. Fisher came forward to discuss the application. He stated that Brett and Greg Heyman are the owners of 175 Calhoun Street, LLC. He read a letter from Mr. and Mrs. Heyman to the commission dated 9/19/11. The letter states that they were trying to return the property to some of its historic characteristics, to eliminate the view of the house and parking area from the road. Stones found on the property were used in the construction. Mr. and Mrs. Heyman stated they were unaware that commission approval was required. A copy of the letter is filed with these minutes and the original is in the applicant file.

The commissioners looked at a site plan and photos (rec'd 9/19/11) with Atty. Fisher. He noted that theirs is not a "contributing" house in the district. The photos of other fences and gates in the district showed that they tried to be consistent with what they built. Mr. Chute said he appreciates their letter and attempt to do the right thing, but he is pretty concerned about the fireplace, it's pretty massive. When asked, Atty. Fisher said the fireplace is 9'9" tall, 56" deep and 6' wide. He offered to bring photos of the fireplace, or the commission can go to the house. Mrs. Boyer said she thinks the applicants did know about HDC requirements because they lived in the district before and were sent a letter from HDC regarding the district.

Mr. Smith said the commission needs to deal with the applicants' failure to apply in addition to considering whether the stone wall, fireplace and gate are appropriate structures. He added; we need to have a discussion. If this had been submitted in the proper way, would we have approved it? No, all agreed. Mrs. Boyer stated the fireplace, and stone wall are too high. Everything is out of proportion. Mr. Chute and Mrs. Mills agreed. Mr. Krimsky wondered about the motive behind the structure. Was the fireplace put up to sit outside and enjoy or was it to block the view of the modern house across the street. Mr. Kerr said the commission was very proud of that approval. Atty. Fisher said the height of the fireplace is to keep smoke away from people on the patio. After some additional discussion, the members decided they should go visit the site and continue this meeting until next month.

**MOTION:**

To continue until the next regularly scheduled meeting on October 17, 2011, the application for a Certificate of Appropriateness submitted by 175 Calhoun Street, LLC, to replace fences, construct stone walls and outdoor stone fireplace; in order for the Commission to have time for a site visit.

By Ms. Gilchrist, seconded by Mr. Smith and passed 5-0.

Mr. Kerr continued the Public Hearing at 9:40PM.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

Wexler /157 Calhoun Street /Preliminary discussion re: small pool and trellis.

Ms. Demetriades and Mr. Walker, architects, were present for Mr. Wexler. They looked at a site plan

(from their 2009 visit to HDC) with the commission. They explained that Mr. Wexler does not want a swimming pool. He just wants a small reflecting pool and a trellis for shade. The reflecting pool will sit even with the ground and since there will be less than 24 inches of water in the pool a fence is not required. The shade trellis will be 8ft tall.

There are a lot of wetlands on the property and Ms. Demetriades said the Inland Wetlands Commission has given permission for this project. The members determined that the reflecting pool will not be visible from the road but an application will be required for the shade trellis.

West Indies, LLC /96 Calhoun Street /Build new house.

Mr. Kerr reconvened the Public Hearing at 9:50PM and re-seated the members. Mr. Tittmann presented his new drawing of the master bedroom windows on the second floor, south side. All of the members liked the new drawings. There will be less window light at night. Mr. Tittmann also showed additional molding on eaves to create a shadow line.

**MOTION:**

To close the Public Hearing to consider the application for a Certificate of Appropriateness submitted by West Indies, LLC, to build a new house at 96 Calhoun Street.

By Mrs. Boyer, seconded by Mr. Kerr and passed 5-0.

Mr. Kerr closed the Public Hearing at 9:55PM.

This Public Hearing was recorded and is available in the Land Use Office, Bryan Memorial Town Hall, Washington Depot, Connecticut.

**REGULAR MEETING**

Mr. Kerr called the meeting to order at 9:57PM and seated the members.

The Gunnery(cont'd) /99 Green Hill Road /Repairs to The Cottage on the Green.

**MOTION:**

To approve the application for a Certificate of Appropriateness submitted by The Gunnery, 99 Green Hill Road, to replace the roof, siding and windows of The Cottage on The Green with the same colors and same type of materials and roofing that are on the other campus buildings. This work is to be completed by September 19, 2012; or else this approval shall be void.

By Mr. Chute, seconded by Ms. Gilchrist and passed 5-0.

West Indies, LLC /96 Calhoun Street /Build new house.

**MOTION:**

To approve the application for a Certificate of Appropriateness submitted by West Indies, LLC, 96 Calhoun Street, to build a new house with 2-car attached garage and inground pool as shown in the proposed site plan by Brian E. Neff, P.E. and in architectural drawings (marked rec'd 9/1/11) by Tittmann Design and Consulting A.02, A.03, and as redrawn in A.03a on 9/19/11 (reducing 4 windows to 3 on the second floor master bedroom) and A.04 with addition of molding on all eaves and rakes to create a shadow line. This work is to be completed by September 19, 2012; or else this approval shall be void.

By Mrs. Boyer, seconded by Mr. Chute and passed 5-0.

**Consideration of the Minutes**

The 8/15/11 minutes were accepted as corrected:

Pg.1, Par.1, Line 1:.....Gunnery(cont'd) /99 Green.....

MOTION:

To accept the 8/15/11 minutes as corrected.

By Mr. Smith, seconded by Ms. Gilchrist and passed 5-0.

MOTION:

To adjourn. By Ms. Gilchrist.

Ms. Gilchrist adjourned the meeting at 10:40PM.

FILED SUBJECT TO APPROVAL

Respectfully Submitted,

Martha T. Shade, Clerk