

**ARCHITECTURE AND COMMUNITY APPEARANCE
REVIEW COUNCIL
TOWN OF LEWISBORO**

Minutes, Monthly Meeting
January 9, 2008- 8:00 P.M.
Town Hall
11 Main Street
South Salem, NY 10590

Present: Ciorsdan Conran, Acting Chairperson
Gail Ascher
Peter Clark

Recused: Re Hagele

Absent: None

I. The Meeting was called to order at the Town House, 11 Main Street, South Salem, NY, at 8:00 p.m., on Wednesday, January 9th, 2008.

Review and adoption of the Minutes of the December 12th, 2007 ACARC Meeting were held.

Chairman Hagele recused himself. Ms. Conran presided over the proceedings.

II. NEW SUBMISSION(S)

Cal. No. 01-08-ACARC/BD This is an application of Hagele Architects, 62 June Road, North Salem, New York 10560 [Owner of Record: Karl and Mary Pat Wachter, 69 Bouton Road, South Salem, New York 10590] in the matter of removal of existing additions at rear of house; construct new addition at rear of house for renovated kitchen, dining room and back entry with new porch at first floor; renovate bedrooms and bathrooms, new master bathroom, hallway and stair at second floor; new finished basement at addition.

Sheet 31, Block 10805, Lot 8

Mr. Glenn Nelson was present to represent the applicant at the January 9th meeting.

Ms. Conran asked when the house dates from.

Mr. Nelson responded the early 19th century.

Mr. Clark stated that it is a nice house.

Mr. Nelson stated that the ceilings are a little low. He stated that they added on over the course of time and the additions don't match the character of the original house.

Ms. Ascher asked about the garage.

Mr. Nelson stated that there is a detached garage, a shed, an outhouse and chicken coop.

Ms. Ascher asked if something is being removed right by the house where the addition is.

Mr. Nelson responded that it is the existing addition. He stated that there used to be a chimney that went through. Mr. Nelson stated that they are proposing to build in the area behind the basic square of the house. He stated that the existing connector will be expanded upon. Mr. Nelson stated that they would duplicate a smaller size of the footprint of the front box behind, which will house the master bedroom suite.

Mr. Clark asked if they are replacing the roof with asphalt shingles.

Mr. Nelson responded that it would be cedar shingles. He stated that their design objectives are to preserve, restore, and enhance the existing structure primarily historic, front portion of the house. Mr. Nelson stated that they would update spaces and amenities for modern living. He stated that the kitchen is a little cramped and not much of a master bedroom suite. Mr. Nelson stated that they will move what is part of a bathroom. He stated that it would remain a 4 bedroom house.

Ms. Ascher asked about the stairs.

Mr. Nelson responded that they are more decorative. He stated that they are extremely steep. Mr. Nelson stated that they use the other set of stairs and will be building another staircase.

Ms. Ascher stated that the only thing that you see is that angle.

Mr. Nelson stated that this is the bump out of the existing dining room. He stated that they are maintaining the shed roof above. Mr. Nelson stated that there will be a pergola and screened porch.

Ms. Ascher asked what comes first, the bump out or the elevation.

Mr. Nelson responded that the bump is the pilaster or corner board. He stated that there is an existing shed roof above the dining room.

Mr. Clark asked if there are existing Bilco doors.

Mr. Nelson responded that there is an existing Bilco door that leads to a largely unusable basement. He stated that they want to fully excavate below the new addition.

Ms. Ascher asked if the roof and chimney project higher.

Mr. Nelson responded that it is the existing front of the house. He stated that they are maintaining the lower profile. Mr. Nelson stated that they changed the pitch on the connector roof. He stated that it is scaled down so that it is not too imposing.

Ms. Conran asked for paint colors.

Mr. Nelson responded that the house is a cream color with black shutters. He stated that it will match the existing colors.

Mr. Nelson stated that they could resubmit drawings regarding the size of the terrace if the Members feel necessary. He stated that the expanded terrace will have 2-3 risers down to grade.

Ms. Ascher stated that the pergola will be visible. She asked why there is a projection of about 3-4'.

Mr. Nelson responded that they are not sure where they want to put their barbeque.

The applicant stated that the actual configuration at or grade may change slightly. He stated that it should not affect the view or coverage for zoning.

Mr. Clark asked if the columns will be square columns.

Mr. Nelson responded that they will match the existing columns in front. Mr. Nelson stated that the Bilco will have French doors to get light into the finished basement.

Mr. Clark asked if it is dangerous.

The applicant responded that it is laminated safety glass. He stated that the reason for the corner boards is a very large fascia that needs to be carried.

Mr. Nelson stated that they will put up cooper 6" gutters with cooper leaders. He stated that the client recognizes the value of this house. Mr. Nelson stated that they will preserve all of the plantings and trees including the Japanese Maple.

Mr. Clark asked how many fireplaces are on the second floor.

Mr. Nelson responded none. He stated that the chimney goes through and takes up a significant amount of space. Mr. Nelson stated that there are three on the first floor.

Ms. Conran asked about the lighting in the front.

Mr. Nelson responded that the front door lighting will remain the same.

Ms. Ascher stated that it is very nice improvement. She stated that you would not be able to see very much from the street. Ms. Ascher stated that it will change the mass but it is a big enough property.

Mr. Clark stated that he likes it.

Ms. Conran stated that it is a very sympathetic addition.

Based on the foregoing, the members of ACARC resolved to approve the application as presented subject to the following condition: modification to the terrace without change to the pergola or addition or alteration of any vertical structures would be permitted without additional approval; any such changes, viewable from the street or other changes from the proposed work would require approval.

By motion Ciorsdan Conran; seconded by Gail Ascher; In favor: Ciorsdan Conran, Gail Ascher and Peter Clark. To deny: None. Recused: Re Hagele.

CASE ADJOURNED