

The Wethersfield Historic District Commission held a Public Hearing on August 11, 2015 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Douglas Ovian, Vice Chairperson
Chris Lyons, Clerk Pro Tem
Damian Cregeau, Alternate
John Aforismo, Alternate
Daniel Bucknam, Alternate

Members Absent: Robert Garrey, Chairperson
Mark Raymond, Clerk

Also Present: Kristin Stearley, Historic District Coordinator
Linda Messina, Recording Secretary

Commissioner Ovian called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Lyons, read the Legal Notice as it appeared in the *Rare Reminder* on July 30, 2015.

APPLICATION NO. 4417-15. Charles Sylvester seeks to enclose the rear yard using 6' wood stockade and 4' wood picket fence panels at 44 Church Street.

Sylvia Sylvester, 44 Church Street, appeared before the Commission. Drawings and photos were submitted. There will be two types of fencing – stockade and picket. The west and east sides will have 6' stockade; and the north side has an existing fence. Both fences will be natural looking. The picket gate will look like the fence.

Commissioner Ovian asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4418-15. Tom and Erin Kennedy seek to amend Certificate of Appropriateness Number 4296-14 to replace the trim detail design on all the boxed bay windows with the same James Hardie siding used on the body of the house and to remove the shutters from the design of the home at 107 Garden Street.

Erin Kennedy, 107 Garden Street, appeared before the Commission. Photos were submitted. They have decided that they don't want the white box trim detail on the boxed bay windows. They will also remove all of the shutters on the front of the house.

Commissioner Ovian asked whether there was anyone wishing to speak in favor or in opposition to this application.

Amy Lawson, 95 Garden Street, spoke in favor of the application.

Commissioner Ovian asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4419-15. Chris Hall seeks to replace the existing 48' of wire fencing along the rear property line with 48' of 6' wood stockade fencing at 46-48 Garden Street.

Chris Hall, 46 Garden Street, appeared before the Commission. A plot plan, photos and drawings were submitted. He would like to remove the "rabbit" wire fence and replace it with 6' wood stockade fence. He will let the fence weather naturally. The fence will be 4" in from the property line.

Commissioner Ovian asked whether there was anyone wishing to speak in favor or in opposition to this application.

Mia Caulfield, 120 Main Street, spoke in favor of the application.

Commissioner Ovian asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4420-15. Katherine Gallagher Schrock seeks to construct a 6' wood stockade privacy fence in a portion of the rear yard at 15 Fernwood Street.

Katherine and Chad Schrock, 15 Fernwood Street, appeared before the Commission. Photos were submitted. They would like to install a post and rail fence with three rails. It will have cedar posts and it will be around 4' tall.

Commissioner Ovian asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4421-15. Christopher Hayes and Amy Lawson seek to replace the existing landing and steps with PVC and Azek products and to construct railings constructed of wood at 95 Garden Street.

Christopher Hayes and Amy Lawson, 95 Garden Street, and Steve Belitz, Contractor, Glastonbury, appeared before the Commission. Drawings and photos were submitted. They will retain the existing columns and portico. All original moldings are being retained. They will replace the landing with new 2x8 pressure treated framing. The landing will be Azek tongue and groove decking in a brownstone color. The stairs will be replaced. They will pour two footings to code. The stair sides will remain open. The risers will be PVC. The railings will be stock cedar. The spindles or balusters are 2x2. There will be stock cedar caps. Everything will be painted brown.

Commissioner Ovian asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4422-15. 1519 Jordan Lane LLC seeks to retain the design changes made to the new construction house which include the location, size, and number of windows on the east, south and west elevations, dimensional changes to the garage and the dimensional changes to the chimney at 19 Jordan Lane.

Thomas Cook, Project Manager, 883 Broad Brook Road, Rocky Hill, appeared before the Commission. Rear elevation – original plan showed two large windows – this wasn't possible because it is a kitchen. Smaller windows were installed instead. On the garage side elevation, the first floor window was not installed. They don't want it there. On the side elevation, the three bottom windows are different. There is a change in location on the two regular windows and the

addition of a smaller window in the bathroom. The chimney will increase in size from what it is now. Samples of the proposed brick facing were provided. They prefer the Peppermill brick. On the garage roof, they tried to maintain the elevation of the windows across the front. There is a structural beam that supports the ceiling joists that connects the roof to the back side. If you lowered the pitch, the beam would be in the way and make the garage door useless. There are inconsistent pitches now. The garage doors will match what is on 15 Jordan Lane. The cupola is 3' in height. It is about the same pitch as the roof (the garage elevation drawing is the most accurate). The front steps will be identical to 15 Jordan Lane.

Commissioner Ovian asked whether there was anyone wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

APPLICATION NO. 4423-15. Kevin Oulundsen and Rebecca Cutkomp seek to enclose the rear property by replacing and extending a portion of the fence on the west side of the property, installing a double gate across the driveway, and to construct a 10' x 14' storage shed in the rear yard at 163 Church Street.

Kevin Oulundsen and Rebecca Cutkomp, 163 Church Street, appeared before the Commission. A plot plan and an aerial view of the property were submitted. They would like to install a 6' stockade privacy fence 250' to the backyard. It starts at the front west corner of the house and it will meet an existing fence. The whole back yard will be closed in. The good side of the fence will face out. There will be a double gate on the back of the driveway. A picture of the gate was submitted. It will have black metal hardware and 4x4 square posts. They would also like to construct a 10x14 storage shed in the rear yard. It will be a Kloter Farms Dutch Colonial storage shed. It will be grey to match the house. The door will be on the end facing the house (gable end) and the two windows will be centered. The windows will be single hung aluminum in white. There will be no "Xs" on the doors. There will be no lighting.

Commissioner Ovian asked whether there was anyone wishing to speak in favor or in opposition to this application.

Chris Hall, 46 Garden Street, spoke in favor of the application.

Commissioner Ovian asked whether there was anyone else wishing to speak in favor or in opposition to this application. There being no one, this portion of the hearing was declared closed.

Upon motion by Commissioner Cregeau seconded by Commissioner Lyons, and a poll of the Commission, it was voted to close the public hearing on all applications and to open the public meeting.

Aye: Ovian, Lyons, Cregeau, Aforismo, Bucknam

APPLICATION NO. 4417-15. Charles Sylvester seeks to enclose the rear yard using 6' wood stockade and 4' wood picket fence panels at 44 Church Street.

Upon motion by Commissioner Lyons seconded by Commissioner Aforismo and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovian stated that the presentation left no questions as to the appropriateness.

Aye: Ovian, Lyons, Cregeau, Aforismo, Bucknam

APPLICATION NO. 4418-15. Tom and Erin Kennedy seek to amend Certificate of Appropriateness Number 4296-14 to replace the trim detail design on all the boxed bay windows with the same James Hardie siding used on the body of the house and to remove the shutters from the design of the home at 107 Garden Street.

Upon motion by Commissioner Lyons seconded by Commissioner Cregeau and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovian stated that he agrees with the homeowners that the house is in a good balance between the siding and trim color as it stands now. There are a lot of windows on the house and the ratio is just right. He also agrees about the shutters being removed.

Aye: Ovian, Lyons, Cregeau, Aforismo, Bucknam

APPLICATION NO. 4419-15. Chris Hall seeks to replace the existing 48' of wire fencing along the rear property line with 48' of 6' wood stockade fencing at 46-48 Garden Street.

Upon motion by Commissioner Bucknam seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovian stated that this is an appropriate fence under the circumstances.

Aye: Ovian, Lyons, Cregeau, Aforismo, Bucknam

APPLICATION NO. 4420-15. Katherine Gallagher Schrock seeks to construct a 6' wood stockade privacy fence in a portion of the rear yard at 15 Fernwood Street.

Upon motion by Commissioner Cregeau seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application with the following stipulations:

1. The fence shall be a wood three (3) rail split fence with green rail wiring.

Discussion

Commissioner Aforismo stated that he agrees with the increase in height of the fence.

Aye: Ovian, Lyons, Cregeau, Aforismo, Bucknam

APPLICATION NO. 4421-15. Christopher Hayes and Amy Lawson seek to replace the existing landing and steps with PVC and Azek products and to construct railings constructed of wood at 95 Garden Street.

Upon motion by Commissioner Cregeau seconded by Commissioner Bucknam and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovian stated that the presentation certainly inspired a great deal of confidence that the result will be favorable.

Commissioner Aforismo stated that it's a great improvement to the house.

Aye: Ovian, Lyons, Cregeau, Aforismo, Bucknam

APPLICATION NO. 4422-15. 1519 Jordan Lane LLC seeks to retain the design changes made to the new construction house which include the location, size, and number of windows on the east, south and west elevations, dimensional changes to the garage and the dimensional changes to the chimney at 19 Jordan Lane.

Upon motion by Commissioner Lyons seconded by Commissioner Ovia and a poll of the Commission, it was voted to TABLE the application.

Discussion

Commissioner Ovia stated that some of the changes are too significant to approve. The side elevation is a disaster. It is a hodgepodge of windows facing Hartford Avenue. They are not symmetrical. The rear and garage elevations are okay. He has no problem with the chimney. He thinks the garage is a teardown. It just isn't constructed the right way.

Commissioner Lyons stated that the rear view is facing a rear lot. It's not a deal breaker.

Commissioner Bucknam stated that they need a more accurate drawing.

Commissioner Aforismo stated that the cupola drawing isn't to form – the height is different on each elevation.

Aye: Ovia, Lyons, Cregeau, Aforismo, Bucknam

APPLICATION NO. 4423-15. Kevin Oulundsen and Rebecca Cutkomp seek to enclose the rear property by replacing and extending a portion of the fence on the west side of the property, installing a double gate across the driveway, and to construct a 10' x 14' storage shed in the rear yard at 163 Church Street.

Upon motion by Commissioner Bucknam seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the application as submitted.

Discussion

Commissioner Ovia stated that the fence looks like it's an effort to do fencing that's consistent with what's already on the property. The shed is similar to a product they have already seen in the District. It's an appropriate addition to the property.

Aye: Ovia, Lyons, Cregeau, Aforismo, Bucknam

MINUTES OF JULY 28, 2015

Upon motion by Commissioner Lyons, seconded by Commissioner Cregeau and a poll of the Commission, it was voted to APPROVE the minutes of the July 28, 2015 meeting as submitted.

Aye: Ovia, Lyons, Cregeau, Aforismo

OTHER BUSINESS

Public Comments on General Matters of the Historic District

None.

Report of the Historic District Coordinator

None.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Cregeau, seconded by Commissioner Bucknam and a poll of the Commission, it was voted to ADJOURN the meeting at 9:16 PM.

Aye: Ovan, Lyons, Cregeau, Aforismo, Bucknam

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Chris Lyons
- Clerk Pro Tem -