

The Wethersfield Historic District Commission held a Public Hearing on June 26, 2012 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
John Maycock, Clerk
Cynthia Greenblatt
Paul Courchaine, Alternate

Members Absent: Michael Rell, Vice Chairperson
Mark Raymond
Douglas Ovian, Alternate
Lisa Wurzer, Alternate

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

Commissioner Garrey called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Maycock, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on June 14, 2012.

APPLICATION NO. 4062-12. Vacek Miglus seeking to 1) move the stairs from the rear of the side porch to the side of the side porch 2) demolish and rebuild the front stairs to replicate the original house design and, 3) to demolish the rear stairs and construct a 4' x 12' deck at 26 Garden Street.

Vacek Miglus, 31 Main Street, appeared before the Commission. He would like to replicate the front stairs as shown in the 1910 photo. The railings will go away and be replaced with ADA compliant handrails made out of 1¼" pipe. They will be painted to match the trim. He will replicate the stoop as it was. There will be one additional stair to get a shallower pitch to the stairs (they are an 8" rise right now). On the side of the porch, the other stairs on the wraparound porch dump to the back. He wants to move them around to the side. The porch was extended around 1928. That porch is not under a roof so he wants to minimize the amount of that porch and move the stairs to the side to have it exit directly onto the driveway. The stairs and rails will match what is on the front. The last thing he would like to do is remove the stairs in the back. He wants to replace with an 8' x 13' deck. The railings, latticework and decking will match existing porches.

Commissioner Garrey 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. 4063-12. Robert Smart seeking to remove the vertical wood siding from the garage and replace with wood cedar shingles in a 9" / 2½" exposure to match the siding exposure on the house at 62 Church Street.

Robert Smart, 62 Church Street, appeared before the Commission. He would like to wrap the entire garage in cedar shake to match the existing pattern on the house. He will be replicating the doors and there will be mitered corners. The windows will remain the same. All vertical siding now will be cedar shake.

Commissioner Garrey 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. 4064-12. Jeremy and Suzanne Barton seeking to construct a 3' wood picket fence at 65 Main Street.

Jeremy and Suzanne Barton, 65 Main Street, appeared before the Commission. They would like to add a 3' picket fence from the side of the house across the front of the side lot to an existing fence that is maintained by the apartment complex next door. There will be no gates and no decorative elements to the posts.

Commissioner Garrey 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. 4065-12. Stephen and Lynne Latagne seeking to replace four (4) storm windows on the front porch with wood double hung windows at 200 Garden Street.

Lynne Lantagne, 200 Garden Street, appeared before the Commission. She would like to replace 2 windows on the front and 2 windows on the side of the porch. She will be installing double-hung wood windows to replace the existing storm windows on the porch. They are Andersen 400 Series, simulated divided light, all wood, double-hung windows with a light pattern of 6/6.

Commissioner Garrey 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. 4066-12. Moon Associates seeking to install replacement windows at 421 Main Street.

Ken Pendleton, 1000 Old County Circle, Windsor Locks, appeared before the Commission. He would like to replace 15 double-hung windows and two picture windows with replacement windows, simulated divided light. All windows on the house will be done except for the casement windows. He will match the existing size, style and light pattern on all windows. He will be using Renewal by Andersen windows. They are composite windows. The color will be Terra Tone.

Commissioner Garrey 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. 4067-12. Tamatha Wolfel seeking to demolish the front entry vestibule, install decorative moulding around the front door, and install shutters at 6 Railroad Place.

Tamatha and Rodney Wolfel, 6 Railroad Place, appeared before the Commission. They would like to remove the whole vestibule, leaving just the concrete and they will add a wrought iron railing. They would like to add a pediment and molding around the front door. They will add trim pieces around each side of the original front door. It is a 9 light door over solid panels. They would like to install shutters on the front windows of house. They will be Brosco 12" or 14" standard louver style shutters and they will be dark blue in color. The existing gutter will be redirected.

Commissioner Garrey 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. 4068-12. Tamatha Wolfel seeking to install signage at 7 Railroad Place.

Tamatha Wolfel, 6 Railroad Place, and Joe Rizzo, Artist, 101 Dickenson Drive, Shelton, appeared before the Commission. They would like to have two signs, one for the building and one on the post. The sign for the building will be cleat mounted. It will be 2" thick high density urethane foam. It will be handpainted and hand leafed. The sign on the post will be double-sided and it will have the same materials. The dimensions are 4' x 6' on the building and 4' x 4' on the post. The sign by the road also has a hanging panel that says "coffee house". They might decide to add artwork to the awnings.

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

Cindy Zurbliis, 119 Two Rod Highway, spoke in favor of the application.

Commissioner Garrey 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. 4057-12. Paul Jacques seeking to replace the vinyl siding on the first floor front porch area at 66 Nott Street. (Left open at the June 12, 2012 meeting. The last date to act is July 10, 2012.)

Paul Jacques, 66 Nott Street, appeared before the Commission. The house is wrapped in vinyl siding. He would like to replace the siding on the front porch area that is faded/paint spattered/dented/cracked. There will be a 4" reveal and it has a slight texture. He will match existing material as closely as possible. It will be white in color. The full front façade below the porch roof on the main body of the house will be replaced. Both corners will be left as is. He would like to use Progression double lap vinyl siding with wood grain.

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

Aye: Garrey, Greenblatt, Maycock, Courchaine

APPLICATION NO. 4062-12. Vacek Miglus seeking to 1) move the stairs from the rear of the side porch to the side of the side porch 2) demolish and rebuild the front stairs to replicate the original house design and, 3) to demolish the rear stairs and construct a 4' x 12' deck at 26 Garden Street.

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

Discussion

Commissioner Garrey stated that this is an amazing house. The porch needs some love, but the design is appropriate. The back stairs were not original or appropriate. All the changes will really help to make the property even more beautiful.

Aye: Garrey, Rell, Maycock, Courchaine

APPLICATION NO. 4063-12. Robert Smart seeking to remove the vertical wood siding from the garage and replace with wood cedar shingles in a 9" / 2 1/2" exposure to match the siding exposure on the house at 62 Church Street.

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

Discussion

Commissioner Maycock stated that this was a change to design but it was an option at the time. He gives him credit for trying to restore that garage.

Commissioner Garrey stated that the shake siding was probably a more expensive option at the time. A lot of Hubbard garages have been lost over time, so it's nice to see one restored to its original condition.

Aye: Garrey, Greenblatt, Maycock, Courchaine

APPLICATION NO. 4064-12. Jeremy and Suzanne Barton seeking to construct a 3' wood picket fence at 65 Main Street.

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

Discussion

Commissioner Maycock stated that this is a very simple wood picket fence.

Commissioner Garrey stated that this is a nice piece of property and a nice fence because it is an open design.

Aye: Garrey, Greenblatt, Maycock, Courchaine

APPLICATION NO. 4065-12. Stephen and Lynne Latagne seeking to replace four (4) storm windows on the front porch with wood double hung windows at 200 Garden Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. The windows shall be Andersen 400 Series full wood double-hung windows with the muntins permanently affixed to the interior and exterior to match the existing 6/6 light pattern.

Discussion

Commissioner Garrey stated that it is a beautiful enclosed front porch with four ugly windows that the homeowner is now correcting.

Aye: Garrey, Greenblatt, Maycock, Courchaine

APPLICATION NO. 4066-12. Moon Associates seeking to install replacement windows at 421 Main Street.

Upon motion by Commissioner Maycock, seconded by Commissioner Courchaine and a poll of the Commission, it was voted to APPROVE the application with the following stipulation:

1. All windows within public view shall be replaced with Renewal by Andersen composite windows in a Terra Tone color. The windows shall match the existing light patterns and shall have the muntins permanently applied to the interior and exterior of the windows.

Discussion

Commissioner Maycock stated that he hates to see the wood windows go.

Commissioner Garrey stated that it's a really pretty house and it has really pretty windows. The Commission has approved this replacement window many times. It's nice that the windows will not white. It's a good replacement window.

Aye: Garrey, Greenblatt, Maycock, Courchaine

APPLICATION NO. 4067-12. Tamatha Wolfel seeking to demolish the front entry vestibule, install decorative moulding around the front door, and install shutters at 6 Railroad Place.

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

1. The vestibule shall be demolished and the masonry shall remain.
2. The moulding and pediment around the front door shall be as submitted and shall abut the existing siding.
3. The shutters shall be 12" or 14" in standard louver pattern with no rails in vinyl in the color dark blue. The shutters shall be installed on the front façade of the house.

Discussion

Commissioner Maycock stated that he thinks their intentions are good.

Commissioner Garrey stated that the Commission is taking leap of faith. It will be very dependent on what happens when that vestibule comes off. The intent is an improvement to the entryway, but execution will be key. The shutters will add some character to the front of the house.

Commissioner Greenblatt stated that shutters always dress up a house.

Aye: Garrey, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4068-12. Tamatha Wolfel seeking to install signage at 7 Railroad Place.

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

1. The size of the sign on the building shall be 4'x6'.
2. The size of the sign on the post shall be 4'x4'.

Discussion

Commissioner Garrey stated that this is a really nice sign design and it's detailed. It's not overbearing for the placement of the signs. The sign lends itself well to the business.

Aye: Garrey, Maycock, Greenblatt, Courchaine

APPLICATION NO. 4057-12. Paul Jacques seeking to replace the vinyl siding on the first floor front porch area at 66 Nott Street. (Left open at the June 12, 2012 meeting. The last date to act is July 10, 2012.)

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

Discussion

Commissioner Maycock stated that this is basically like for like.

Commissioner Garrey stated that given the age of the siding, it's good to have it on the agenda. If it's done correctly, we won't be able to tell the difference.

Aye: Garrey, Greenblatt, Maycock, Courchaine

MINUTES OF JUNE 12, 2012

Upon motion by Commissioner Maycock, seconded by Commissioner Courchaine and a poll of the Commission, it was voted to APPROVE the minutes of the June 12, 2012 meeting as amended.

Aye: Garrey, Maycock, Courchaine ABSTAIN: Greenblatt

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

Kristin mentioned that for the past 5 years, notifications for the meetings have been emailed. Recently she has begun to scan the applications and has e-mailed these documents to the commissioners prior to a meeting for their review. It was brought to her attention by the Town Manager that there have been some complaints regarding the e-mailing of documents and the costs associated with printing the documents. She wanted to clarify that the documents were being e-mailed only for review purposes and were not intended to be printed unless it was so desired by the Commissioner. The paper documents will always be available at the meetings. The town is moving in the direction of being as paperless as possible and she would like to continue that trend with the Commission as it has worked successfully in the past. If any Commissioner wishes to have a printed version of the documents sent to them via e-mail, please let Kristin know and she will print them.

The members of the Commission present noted that they wish to continue with the current process. The only documents they would like to have printed for them would be the handbook revisions that will be reviewed at the second July meeting of the Historic District Commission. Kristin agreed and will print both versions for the members of the Commission.

Correspondence

A thank you email was received from Jim Woodworth of the Great Meadows Conservation Trust.

ADJOURNMENT

Upon motion by Commissioner Greenblatt, seconded by Commissioner Maycock and a poll of the Commission, it was voted to ADJOURN the meeting at 8:45 PM.

Aye: Garrey, Maycock, Greenblatt, Courchaine

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
Clerk