

The Wethersfield Historic District Commission held a Public Hearing on August 14, 2012 at the Wethersfield Police Department, Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Michael Rell, Vice Chairperson
John Maycock, Clerk
Cynthia Greenblatt
Mark Raymond
Paul Courchaine, Alternate
Douglas Ovian, Alternate
Lisa Wurzer, Alternate

Members Absent: None

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 August 2, 2012.

APPLICATION NO. 4079-12. Charles Flynn seeking to retain the installed sections of 6' wood stockade fencing along the rear of the driveway at 19 Willard Street.

Kristin Stearley, 505 Silas Deane Highway, appeared before the Commission. The fencing is already installed. At a previous meeting, the owner was asked to screen an above ground pool with fencing and a gate installed across the driveway. The garage had to be demolished which caused the pool to be more visible. He installed four 6' sections of wood stockade fencing along the back of the driveway where the beginning of the garage was. The railings of the fence are facing outward toward the street. He did not install a gate. The owner is open to switching the fence so the rails face his property and the good side faces out towards the street.

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. 4080-12. Wethersfield Academy for the Arts seeking to install a 23"x32" sign on a 7½' tall wood post at 431 Hartford Avenue.

Douglas Buck, 411 Hartford Avenue, appeared before the Commission. They would like to install a 23"x32" sign on a 7½" wood post. The post will be 5' in to the north of the light post. The sign will be carved in Western Red Cedar. It will be two-sided. It will be painted white with black lettering.

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. 4081-12. Binh Tram seeking to construct a portico over the front entrance at 461-463 Middletown Avenue.

Binh Tram, 461-463 Middletown Avenue, and her contractor, Tim Martino, Hartford, appeared before the Commission. Photos were submitted. They would like to build a portico to model 363-365

Middletown Avenue. The existing stairs will remain with new posts. They will be round wood posts. The siding will match the house. They will use smooth double 4" white vinyl siding on the gable. The trim will be white wood or wrapped aluminum. The roofing material will match existing. The pitch will match the house. The façade won't change but it will be partially covered. The siding on the house is currently aluminum. There will be a one foot overhang on each side of the porch.

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. 4073-12. Comstock Ferre and Company LLC seeking to demolish the existing paved parking area/driveway and re-landscape the area by creating planting beds/green space and using gravel or stone for the driveway/parking area at 263 Main Street.

Randall Agrella, 249 Main Street, appeared before the Commission. They would like to remove the existing paved parking area and re-landscape with 6" to 8" of topsoil and plant grass. They will also plant beds of vegetables and ornamentals. There is a requirement for a 16' gravel fire lane through the property which they will install as well as parking areas as noted on the plans. They haven't decided on the gravel that will be used yet. They will probably use road bed grade crushed stone for both the parking areas and the fire lane.

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

Sheila Wells, 336 Hartford Avenue, spoke in favor of the application.

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. 4075-12. Eric Daigle seeking to install wood pressure treated railings on the front entryway at 8 River Road. (Left open at the July 24, 2012 meeting. The last date to act is August 28, 2012.)

Eric Daigle, 8 River Road, appeared before the Commission. There are currently no railings extending down the stairs. They would like to add railings that will be pressure treated top and bottom caps with square balusters. All will be stained white to match existing posts. The bottom posts will be 4x4s wrapped to look like the main porch columns. They will remove the existing wrought iron rails. There will be a toe kick at the bottom. There will be solid wood tapered posts at the base of the stairs to match the upper portico posts. There will be no decorative element.

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. 4082-12. PK Windows LLC seeking to install replacement windows at 38 Middletown Avenue.

Paul O'Doherty, PK Windows, 952 Savage Street, Southington, appeared before the Commission. They would like to replace all of the windows with Harvey Classic or Harvey Majesty windows. The Classic is a 100% vinyl window. The Majesty is wood aluminum clad. Both windows are simulated divided light. The front window is 3 units. The house currently has the original wood windows with 8/8 or 6/6 light pattern. They will use replacement windows and they will match the style and light pattern of existing windows. They will probably use ½ screens.

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. 4083-12. Crown Colony Construction seeking to install a 29"x12" transom window at the rear of the building at 24 Woodland Street.

James Vinchetti, Crown Colony Construction, 376 Silas Deane Highway, appeared before the Commission. There is a bump-out on the back facing the garage. They would like to add a transom window to the blank wall. They would like to use a 29" x 12" Andersen all wood true divided light window. It will be trimmed and painted to match the exterior. It is on the first floor. There will be grids on the interior and exterior. It is clapboard on the back and everything will remain wood and match existing. There are original wood windows on the house now.

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. 4084-12. Wethersfield Historical Society seeking to install bluestone masonry caps on two chimneys and install a sign at 120 Hartford Avenue.

Tim Gothers, 16 State Street, appeared before the Commission. The chimney will be built up from the top 3 courses using white mortar and a bluestone cap. They will use old brick to build up the chimney. They need the cap because water is now coming in through the brick. For the sign, there is an 8' post. They would like a 6'x6' white wood painted with black lettering similar to the Keeney Center sign.

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

Allison Tajarian, 99 Hartford Avenue, spoke in favor of the chimney caps and against the sign, via written correspondence dated August 14, 2012.

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.

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

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

APPLICATION NO. 4079-12. Charles Flynn seeking to retain the installed sections of 6' wood stockade fencing along the rear of the driveway at 19 Willard 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 good side of the fence shall face out towards the street.

Discussion

Commissioner Garrey stated that when the commission first heard the application, there was a pool and a garage and the applicant found a way to screen the pool that satisfied his needs and the commission's. The fence is tucked behind the house.

Aye: Garrey, Maycock, Greenblatt, Raymond

Nay: Rell

APPLICATION NO. 4080-12. Wethersfield Academy for the Arts seeking to install a 23"x32" sign on a 7½' tall wood post at 431 Hartford Avenue.

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

Discussion

Commissioner Garrey stated that this is an improvement over the existing sign. It is a very nice, simple sign.

Aye: Garrey, Rell, Maycock, Greenblatt

Abstain: Raymond

APPLICATION NO. 4081-12. Binh Tram seeking to construct a portico over the front entrance at 461-463 Middletown Avenue.

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

1. The columns shall be wood and 6" in diameter.
2. The siding and trim shall match the existing.
3. The roofing material shall match the existing.
4. The peak of the portico shall be 4" double lap vinyl in the color white.

Discussion

Commissioner Maycock stated that it will add character to the house.

Commissioner Garrey stated that the commission has seen it done successfully as seen by the other house that the applicant used as an example. It adds an element of character.

Commissioner Raymond stated that looking at the house the way it is, it looked like there was something there at some time. It will fit in and to other existing porticos on the street and it will have a good look to the house.

Commissioner Ovia stated that the house has a style of its own. The style of the portico works with this house.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

APPLICATION NO. 4073-12. Comstock Ferre and Company LLC seeking to demolish the existing paved parking area/driveway and re-landscape the area by creating planting beds/green space and using gravel or stone for the driveway/parking area at 263 Main Street.

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

1. The gravel shall be road bed grey.

Discussion

Commissioner Maycock stated that it is up to the town to decide on the apron.

Commissioner Garrey stated that he would hope that they flute out the roadway. The town won't care how the road bed intersects with the apron.

Commissioner Greenblatt stated that she is concerned about the way it will look on the front with a wide apron and a narrow road.

Commissioner Raymond stated that envisioning the way they utilize the property now, they will have grass in the areas surrounding, they will probably add flower boxes, etc.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

APPLICATION NO. 4075-12. Eric Daigle seeking to install wood pressure treated railings on the front entryway at 8 River Road. (Left open at the July, 2012 meeting. The last date to act is August 28, 2012.)

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 posts at the base of the stairs shall match the upper portico posts with no decoration.

Discussion

Commissioner Greenblatt stated that she thinks it will look nice.

Commissioner Garrey stated that the original railing was wrought iron which works successfully in those houses.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

APPLICATION NO. 4082-12. PK Windows LLC seeking to install replacement windows at 38 Middletown Avenue.

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

1. All windows shall be replaced with Harvey Majesty aluminum clad wood windows in the color white with the muntins permanently affixed to the interior and exterior of the window.
2. All light patterns shall match the existing light patterns.

Discussion

Commissioner Maycock stated that the commission has used that window successfully in the District. It's a nice window.

Commissioner Garrey stated that this house is set way back and there aren't a lot of windows on the façade. They will read successfully on that house.

Commissioner Rell asked if anything needed to be said about the full screen vs. half screen.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

APPLICATION NO. 4083-12. Crown Colony Construction seeking to install a 29"x12" transom window at the rear of the building at 24 Woodland Street.

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

1. All window trim shall be wood to match the existing wood window trim.

Discussion

Commissioner Garrey stated that he would normally not approve something he hasn't seen, but it is a transom window that is very appropriate to the property. It is a visible corner but he has no issues with it.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

APPLICATION NO. 4084-12. Wethersfield Historical Society seeking to install bluestone masonry caps on two chimneys and install a sign at 120 Hartford Avenue.

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

Discussion

Commissioner Maycock stated that it is a large sign. The neighbor brought up concerns. It would be more fitting if the applicant came in with the same sign but in smaller proportions.

Commissioner Garrey stated that the sign is the size of a window. When you put that sign on a shallow yard, it might seem to be quite large.

Commissioner Raymond stated that he doesn't think it needs to be that bold. He likes the design, logo and font, but it needs to be downsized.

Commissioner Ovian stated that the Francis House is white and pretty prominent. It could take having a fairly good size sign in front of it. You could ask them to make it the same size as the Dunham House sign.

Commissioner Wurzer stated that it is a very quiet property. A large sign isn't going to get more people in. It is an educational-type property. A big sign won't benefit the property.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

DISCUSSION OF HANDBOOK REVISIONS

Upon motion by Commissioner Garrey, seconded by Commissioner Ovian and a poll of the Commission, a sub-committee shall be formed to discuss handbook revisions. The members shall consist of Commissioner Garrey, Commissioner Ovian, and Commissioner Wurzer. The first meeting of the sub-committee shall be held on September 25, 2012.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond, Courchaine, Ovian, Wurzer

MINUTES OF JULY 24, 2012

Upon motion by Commissioner Ovian, seconded by Commissioner Courchaine and a poll of the Commission, it was voted to APPROVE the minutes of the July 24, 2012 meeting as submitted.

Aye: Garrey, Courchaine, Ovian

OTHER BUSINESS

Public comments on general matters of the Historic District

Application #4081-12 – The applicants asked for the Commission to review/explain the stipulations.

Application #4082-12 – The applicant asked if vinyl windows being excluded is the standard in the District.

Report of the Historic District Coordinator

None.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Greenblatt, seconded by Commissioner Maycock and a poll of the Commission, it was voted to ADJOURN the meeting at 9:15 PM.

Aye: Garrey, Rell, Maycock, Greenblatt, Raymond

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
-Clerk -