

The Wethersfield Historic District Commission held a Public Hearing on August 28, 2012 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson
Michael Rell, Vice Chairperson and Acting Clerk
Cynthia Greenblatt
Mark Raymond
Paul Courchaine, Alternate
Douglas Ovian, Alternate

Members Absent: John Maycock, Clerk
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 Rell, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on August 16, 2012.

APPLICATION NO. 4085-12. Paul Serbaniewicz seeking to replace the front porch light fixture at 172-176 Main Street.

Paul Serbaniewicz, 172-176 Main Street, appeared before the Commission. He would like to install an aluminum carriage style light, bronze in color, above the door for #174. It is now only a bare bulb. Photos were submitted.

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. 4086-12. Elizabeth Horgan seeking to replace the 6' wood fence with a 6' vinyl fence at 25 Church Street.

Application was withdrawn by applicant per a telephone call to Kristin Stearley on August 14, 2012.

APPLICATION NO. 4087-12. Key Property Management LLC seeking to 1) replace the wood basement windows with vinyl windows, 2) replace the aluminum siding with vinyl siding, 3) replace the aluminum shutters with vinyl shutters, 4) replace the wood garage door with an aluminum door, and 5) replace the wood basement access door with an aluminum door.

Thomas Chodorowski and Matt Normandin, Key Property Management, P.O. Box 497, Newington, appeared before the Commission. They would like to remove all wooden double hung windows and basement hoppers and replace with Silverline 1200 Series windows. They will remove all aluminum siding and install new double 4" vinyl. A sample was provided. The color will be Victorian Grey. The J channels around windows will be wrapped with smooth aluminum. The cornerboards will be smooth 4" and will match the siding. All the rakes and fascia will be wrapped in aluminum. They will install vinyl soffit on the garage and the house as needed. The porch will remain as is. All the windows will match the existing in design, size and light pattern. They will install vinyl shutters and replace the existing aluminum shutters. The shutters will be louver style square in the color black. They will remove the wooden garage door and install a new Clopay aluminum door, 16 panel, with no

windows. The existing wood six panel side door will be replaced with an aluminum six panel side door.

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

Via written correspondence, the following people are in favor of the application: Sharon McGee, 79 Church Street; John Mueller, 73 Church Street; Debra Cohen, 73 Church Street; Felix Coe, 72 Church Street; Marcel Touporsi, 72 Church Street; Kelly O'Brien, 76 Church Street; and Al Judo, 86 Church Street.

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. 4088-12. Beth Iacampo seeking to install a 3' wood picket fence and a 6' wood stockade fence at 484 Main Street.

Beth Iacampo, 484 Main Street, appeared before the Commission. She would like to install a 3' wood picket fence in the front, going back 16'. There will be one gate. It will have square posts with small caps. It is a classic cedar fence. The 6' wood stockade already exists on the back corner. It will go from the back corner of the house and wrap around. There will be no gate on this fence.

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

Paul Courchaine, 481 Main Street, 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. 4089-12. Alan Klavins seeking to replace the aluminum 8" reveal siding with vinyl double 4" reveal siding at 294-296 Middletown Avenue.

Alan Klavins, 325 Foxhill Road, appeared before the Commission. He would like to replace the existing siding (aluminum 8" reveal) with 4" double lap vinyl siding by Royal in Harbor Slate color. A sample was provided. He will rewrap the trim as it exists. He would like to install white cornerboards. The windows will be wrapped. There are shutters on the house now. He might remove them, but if it doesn't look right, he will put the existing shutters back on the house.

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. 4090-12. Thomas Bialek seeking to install a 27' round above ground pool at a 6' wood privacy fence at 49 Foote Path Lane.

Thomas and Tara Bialek, 49 Foote Path Lane, appeared before the Commission. They would like to install a fence to block visibility of a 27' round above ground pool. The pool is 52" high. They will install a removable ladder with a safety lock. The fence will be a board fence in the same design and caps as the existing fence on their neighbor's property. The fence will go across the front of the pool.

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 12 Hartford Avenue. (Tabled at the August 14, 2012 meeting. The last date to act is September 25, 2012.)

Amy Wittorff, 17 Center Street, appeared before the Commission. The sign will be the same size and design as the sign in front of the Hurlburt Dunham House. She would like to have the same metalwork done on the new sign, but she isn't sure if it is available. If the metalwork can't be done, it will be a straight wooden piece across the top. It will be placed where there is a tree stump (in picture provided). The dimensions are 24" x 36". It will be 6'10" tall.

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, Raymond, Greenblatt, Courchaine

APPLICATION NO. 4085-12. Paul Serbaniewicz seeking to replace the front porch light fixture at 172-176 Main Street.

Upon motion by Commissioner Raymond 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 a nice light. It is very fitting to the house.

Commissioner Raymond stated that this is a beautiful addition to what currently exists.

Aye: Garrey, Rell, Raymond, Greenblatt, Courchaine

APPLICATION NO. 4087-12. Key Property Management LLC seeking to 1) replace the wood basement windows with vinyl windows, 2) replace the aluminum siding with vinyl siding, 3) replace the aluminum shutters with vinyl shutters, 4) replace the wood garage door with an aluminum door, and 5) replace the wood basement access door with an aluminum door.

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

1. The siding shall be in the color Victorian Grey.
2. The cornerboards shall match the existing in the color Victorian Grey.
3. The trim shall match the existing in the color white.
4. The windows shall match the existing light pattern of 1/1.
5. The shutters shall be vinyl in the color black.

Discussion

Commissioner Garrey stated that the Commission has seen a lot of aluminum to vinyl replacements. It's not ideal, but... The prominent feature on this house is the porch and it's important that it remain wood.

Commissioner Ovian stated that he thinks it's less than ideal because some vinyl can be really good at replicating aluminum and some is not so good. The Commission has an abundant record of failed attempts at putting standard rolled vinyl on aluminum and that's not a replication of the existing material. There are vinyl products that are stiffer that more accurately replicate the look of the existing. He wouldn't be able to support the siding on this application. The rest of the application takes advantage of other things that do well with vinyl.

Commissioner Greenblatt asked if the contractor mentioned a backing board.

Commissioner Rell stated that he feels that it's a thorough application. The applicants have been in front of the Commission before. They were well prepared and they know some of the aesthetics that the Commission would like to see in Old Wethersfield.

Aye: Garrey, Rell, Greenblatt, Courchaine

Abstain: Raymond

APPLICATION NO. 4088-12. Beth Iacampo seeking to install a 3' wood picket fence and a 6' wood stockade fence at 484 Main Street.

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

Discussion

Commissioner Garrey stated that this is a beautiful fence. It was great to see the original picture of the house, an older picture of the house, not from the 18th century though. It is a very nice picket fence and it is great for that open corner of the property and the stockade in the back is fine because there isn't a lot of visibility.

Commissioner Ovia stated that the neighbors seem to like it.

Aye: Garrey, Rell, Raymond, Greenblatt Abstain: Courchaine

APPLICATION NO. 4089-12. Alan Klavins seeking to replace the aluminum 8" reveal siding with vinyl double 4" reveal siding at 294-296 Middletown Avenue.

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

1. The siding shall be Royal vinyl double 4" in the color Harbor Slate.
2. The aluminum trim shall match the existing in the color white.
3. The cornerboards shall be in the color white.

Discussion

Commissioner Garrey stated that this is a square two family house with no architectural features on a street full of square mid-century houses with no architectural features.

Commissioner Ovia stated that he thinks the Commission has another example of failed vinyl 4" rolled that was just approved two weeks ago. The portico came out great in terms of scale. The absence of those features is specific to that time.

Aye: Garrey, Rell, Raymond, Greenblatt, Courchaine

APPLICATION NO. 4090-12. Thomas Bialek seeking to install a 27' round above ground pool at a 6' wood privacy fence at 49 Foote Path Lane.

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

Discussion

Commissioner Ovia stated that these things tend to come and go over the years and what's nice about both the fence and the pool, they're going to be great for their time and some day they will reach the nature end of their lives and either be replaced or abandoned.

Commissioner Garrey stated that it looks to him like you'd have to really be nosy to see the pool. On some of the smaller lots, the Commission has struggled with pools in places where the houses are very close together and close to the street and this one, it's a cul-de-sac, the houses have good setback and good distances between the houses. This fence will do a very good job of screening the pool.

Aye: Garrey, Rell, Raymond, Greenblatt, Courchaine

APPLICATION NO. 4084-12. Wethersfield Historical Society seeking to install bluestone masonry caps on two chimneys and install a sign at 12 Hartford Avenue. (Tabled at the August 14, 2012 meeting. The last date to act is September 25, 2012.)

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

Discussion

Commissioner Garrey stated that the Commission discussed this at the last meeting. The chimney caps are what you would ideally want to see. The new sign, in his opinion, is much better scale for the property and the residential neighborhood.

Commissioner Ovia stated that at the last meeting, he advocated for a sign that was more closely sized like Hubbard Dunham and he thinks that in response to the neighbor's concerns, that scale seems a bit more comfortable for the setting.

Commissioner Rell stated he would like to echo what the applicant said that she would like to have the metal decorative piece. It would look less obtrusive than a 2x4 white board solid beam going across. Obviously, it would be up to the fabricator, but he would strongly advocate for that.

Aye: Garrey, Rell, Raymond, Greenblatt, Courchaine

MINUTES OF AUGUST 14, 2012

Upon motion by Commissioner Raymond, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the minutes of the August 14, 2012 meeting as submitted.

Aye: Garrey, Rell, Raymond, Greenblatt, Courchaine

EXTENSION OF CERTIFICATE OF APPROPRIATENESS # 3949-12

Upon motion by Commissioner Rell, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to extend the expiration date of Certificate of Appropriateness number 3949-11 to November 30, 2012.

Aye: Garrey, Rell, Raymond, Greenblatt, Courchaine

2013 MEETING SCHEDULE

Upon motion by Commissioner Greenblatt, seconded by Commissioner Raymond and a poll of the Commission, the slate of meeting dates for 2013 was APPROVED as submitted.

Aye: Garrey, Rell, Raymond, Greenblatt, Courchaine

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

On September 18th, Kristin will be going to Manchester to a workshop hosted by the Connecticut Trust for Historic Preservation. They are doing a presentation on managing historic districts in Connecticut, effective policies, procedures, and standards. They are going to discuss modern building materials, the new database for historic properties in Connecticut, property values in historic districts, and the basic legal and regulatory frameworks for LHDs and certified local governments. There has been some discussion in town hall about the Commission becoming a Certified Local Government.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Courchaine, seconded by Commissioner Raymond and a poll of the Commission, it was voted to ADJOURN the meeting at 8:40 PM.

Aye: Garrey, Rell, Raymond, Greenblatt, Courchaine

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Michael Rell
-Acting Clerk -