

The Wethersfield Historic District Commission held a Public Hearing on September 25, 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  
John Maycock, Clerk  
Paul Courchaine, Alternate  
Lisa Wurzer, Alternate  
Douglas Ovia, Alternate

Members Absent: Cynthia Greenblatt  
Mark Raymond

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 September 13, 2012.

**APPLICATION NO. 4097-12.** Paul Bagley seeking to construct a 24'x26' two bay garage and move the existing garage to another location on the property at 24 Willard Street.

Paul Bagley and Michele Herbert, 24 Willard Street, appeared before the Commission. A plot plan was submitted. They would like to move the existing garage to the rear of the property. They will use it for a shed which will be put on concrete blocks. They will build a larger garage in its place. The new garage will be 24'x26' and the front of the garage sits on the same plain as the old garage. The garage will have 2' overhangs, an apron front, and the windows will match the existing light pattern of 4/1 that is on the house. There will be five wood windows which shall be single pane, true divided light. The garage will be on a concrete slab and will have concrete footings and a frost wall. It will have smooth white PVC trim boards, weathered wood architectural shingled roof, 5" reveal vinyl Certainteed Monogram clapboard siding and cornerposts. There will be a pedestrian door on the south elevation. It will be a Jeld-Wyn 6 light door. The garage door will be a Clopay Premium Series 8' polyurethane slated garage, standard 16 panel door. There will be no gutters and no lights. The roofing will match the house. The house has 5" reveal aluminum siding now. The siding will be in the color Natural Clay. Their intention is to paint their house in the future to match the garage.

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. 4098-12.** Timothy Looby seeking to demolish the existing deck and construct a new 12'6"x16' deck on the rear of the house with a roof structure at 5 Wilcox Street.

Timothy Looby, 52 Great Swamp Road, Glastonbury, appeared before the Commission. He will remove the existing 16' deck and make a new covered deck, 12'6 x10' long instead. The decking will be standard pressure treated wood. The rail material will be 2" square pressure treated balusters. There will be a standard rail toe-kick with 2" balusters. It will have 4" square posts and lattice under the deck. The lattice will be pressure treated with diagonal pattern. There will be white PVC trim on the fascia. The material on the gable will be PVC, plywood with white PVC trim to look like raised

paneling. The roofing will match existing as closely as possible. There will be the same railing design on the stairs.

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. 4099-12.** Joan Mortensen seeking to retain the installed venting system for a high efficiency gas boiler/water heater at 24 Broad Street.

Joan Mortensen and Donna Campbell, 24 Broad Street, appeared before the Commission. The venting system has already been installed and comes out of the basement window. The pipes have been spray-painted green to match the shutters.

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

James Campbell, 305 Hartford Avenue, 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. 4100-12.** Maria Dynia and Gwen Haley seeking to demolish the existing wood stairs with landing on the front of the house and construct a new stone landing and stairs at 158 Church Street.

Maria Dynia and Gwen Haley, 58 Church Street, appeared before the Commission. They would like to demolish the existing wood stairs. They will build up the landing with brownstone block. The stairs will be brownstone block or sandstone if the brownstone isn't available. They will be solid slabs. There will be no railings. Right now, the landing is 56" wide. It may be increased to 60" wide.

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. 4101-12.** James Campbell seeking to install a venting system for a high efficiency gas furnace at 34 Center Street.

James Campbell, 305 Hartford Avenue, appeared before the Commission. There is an addition on the right-hand side of the house. The furnace system is on the right side. The exhaust system will have to come out of the front right-hand side of the house about 3' to the left of the gas meter. They will secure the window. White PVC pipe will come out 8" and has to be 18" above grade.

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

Donna Campbell, 24 Broad 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. 4102-12.** Town of Wethersfield seeking to enclose three sides of a steel structure at 100 Marsh Street.

Heather Vargas, 100 Marsh Street, appeared before the Commission. Photos were submitted. The structure is in the back of the old garage. It was used for sanders in the past. They would like to enclose the back, top and three sides with a bronze colored metal in flat sheets. It will be used to store leaf equipment and mowers. The front will be left open. The top will be pitched back slightly.

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. 4093-12.** Michael Lewis seeking to install a split rail fence along the west side yard and to install an 8'x10' metal shed in the rear yard at 24 Belmont Street. (Tabled at the September 11, 2012 meeting. The last date to act is October 23, 2012.)

Kristin Stearley, 505 Silas Deane Highway, appeared before the Commission. Tabled from last meeting since Commission was concerned about the shed. The applicant would like to withdraw the shed from the application. They will proceed with installing the wood split rail fence where the plastic fence is now. It starts at the back of the house and abuts the existing fence of his neighbor. It will come out to the sidewalk.

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 Maycock 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, Courchaine, Wurzer

**APPLICATION NO. 4097-12.** Paul Bagley seeking to construct a 24'x26' two bay garage and move the existing garage to another location on the property at 24 Willard 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 stipulations:

1. The roof shall match the existing material and color on the house.
2. The siding shall be Certainteed Monogram vinyl clapboard with a 5" reveal in the color Natural Clay.
3. The garage door shall be a flat design with no raised panels.

### **Discussion**

Commissioner Maycock stated that he would love to have a garage like that. It's a nice addition to the property. The house is already artificial material so the garage will be fine. He is very happy that they are keeping the existing structure and moving it to the back.

Commissioner Garrey stated that the district has lost a lot of these outbuildings on the original Hubbards. They are not practical as garages and that's why we lose them. It's nice to see a homeowner who wants to retain the original outbuilding. This particular structure is an especially nice example of the original Hubbard outbuildings. It's a beautiful building, the windows especially. He is happy that they are matching the window pattern. He prefers a flat garage door with no design on the new garage proposed. It is better than a raised panel door because the raised poly doors don't look like raised panel wood doors. You are almost better off having no design on the door at all. You would think they would be cheaper.

Commissioner Ovian stated that it is easier to add hardware to flat doors with no design. He has done work with Paul Bagley before. He has in the past criticized the use of vinyl when aluminum is present, but in this particular structure it's less of a concern because the building is set so far back and you can't see the sides very well.

Commissioner Rell stated that he has a concern on the garage door. There is a difference between style and preference, but if there is a way to lessen the sheen of the plastic garage door by painting it or dressing it up with faux hardware ...

Aye: Garrey, Rell, Maycock, Courchaine, Wurzer

**APPLICATION NO. 4098-12.** Timothy Looby seeking to demolish the existing deck and construct a new 12'6"x16' deck on the rear of the house with a roof structure at 5 Wilcox 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. The lattice shall be wood and shall be boxed/picture framed.

### **Discussion**

Commissioner Garrey stated that there is very little public view here and it's for the most part wood. It has a traditional rail design.

Commissioner Wurzer stated that the applicant did mention the possibility of turned balusters, but she didn't note what was on the front of the house.

Commissioner Maycock stated that in the picture, there is wrought iron.

Aye: Garrey, Rell, Maycock, Courchaine, Wurzer

**APPLICATION NO. 4099-12.** Joan Mortensen seeking to retain the installed venting system for a high efficiency gas boiler/water heater at 24 Broad Street.

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

### **Discussion**

Commissioner Maycock stated that there are standard vents painted a nice color.

Commissioner Garrey stated that they must have installed the entire system without a permit or this problem would not have come up.

Aye: Garrey, Rell, Maycock, Courchaine, Wurzer

**APPLICATION NO. 4100-12.** Maria Dynia and Gwen Haley seeking to demolish the existing wood stairs with landing on the front of the house and construct a new stone landing and stairs at 158 Church Street.

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

### **Discussion**

Commissioner Maycock stated that this will look a lot nicer than what is there now.

Commissioner Garrey stated that it's a remarkable job that they did on that house. It looks amazing. He suspects that they will need railings, but they will come back if they need them.

Commissioner Courchaine stated that they received a Preservation Trust Award.

Aye: Garrey, Rell, Maycock, Courchaine, Wurzer

**APPLICATION NO. 4101-12.** James Campbell seeking to install a venting system for a high efficiency gas furnace at 34 Center 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. The venting system shall be installed on the right front corner of the house per submitted contractor specifications.

**Discussion**

Commissioner Garrey stated that the Commission has been talking a lot about venting systems. The front of the house is the location where they need to install the system. It's kind of a low impact – white PVC coming out of white trim board. It's low enough that the foundation plantings hopefully will hide it anyway on that corner.

Commissioner Ovian stated that this is a minimal impact on the building and the District.

Aye: Garrey, Rell, Maycock, Courchaine, Wurzer

**APPLICATION NO. 4102-12.** Town of Wethersfield seeking to enclose three sides of a steel structure at 100 Marsh Street.

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

**Discussion**

Commissioner Ovian stated that he can't imagine the Commission approving an application like this for anyone else without having some idea about what the sheeting will look like and where it connects. It's visible from 91. It's a very long building.

Commissioner Garrey stated that this is a bizarre project. It's big flat pieces of painted steel, but right now it's a rusty structure that nobody seems to notice. He didn't think about the corners.

Commissioner Wurzer stated that it would be nice if it had a roof made of something different.

Commissioner Rell stated that he doesn't know where you would see it. He would like to see a picture of an existing structure that has this.

Commissioner Courchaine stated that the only place where it's visible is from 91.

Aye: Garrey, Maycock, Courchaine

Nay: Rell, Wurzer

**APPLICATION NO. 4093-12.** Michael Lewis seeking to install a split rail fence along the west side yard and to install an 8'x10' metal shed in the rear yard at 24 Belmont Street. (Tabled at the September 11, 2012 meeting. The last date to act is October 23, 2012.)

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. The unapproved and installed white vinyl fence shall be removed and a wood split rail fence shall be installed.
2. The Certificate of Appropriateness shall not include the approval of the storage shed and shall be removed from the application.

**Discussion**

Commissioner Maycock stated that he went by and looked at it because there were neighbors that were concerned about putting a fence there at all. It's your property and you have a right to have a

fence. He is a believer in fences, especially wood fences. This is probably one of the tightest streets in the District. This is one of the only fences on the street that would come all the way to the street. He thinks a fence will look nice there, but those driveways were built for much smaller vehicles.

Commissioner Garrey stated that you do frequently see sections of split rail or picket as decorative elements in front yards sometimes, not as continuous though. That's the ideal fence to have there.

Commissioner Rell stated that he listened to the neighbor's concerns about his door opening up into the fence, but people are allowed to have fences and there is no set definition that it has to be set a certain distance from the property line. It's unfortunate, but that is one of those streets where the properties are so tight and close to each other and you're going to run into an issue like that. Split rail fences are much better than stockade fences.

Commissioner Ovia stated that you see it on Main Street. There are a few that come all the way to the sidewalk there and they're not that bad. He doesn't find it too objectionable. People sometimes dress it up.

Aye: Rell, Maycock, Courchaine

Abstain: Garrey, Wurzer

### **MINUTES OF SEPTEMBER 11, 2012**

Upon motion by Commissioner Rell, seconded by Commissioner Maycock and a poll of the Commission, it was voted to APPROVE the minutes of the September 11, 2012 meeting as submitted.

Aye: Rell, Maycock, Courchaine

Abstain: Garrey, Wurzer

### **OTHER BUSINESS**

#### **Public comments on general matters of the Historic District**

Commissioner Maycock said that we have discussed giving Kristin blanket approval for the venting systems. He thinks that's good, but his concern about that is the photos that were submitted from around the District showing vents coming from all different directions. There has to be a code somewhere. The administrative approval would only apply if there was screening with evergreens, if they wanted to screen with something different, or if it wasn't on the side of the house. There should be specific rules in the handbook revision.

#### **Report of the Historic District Coordinator**

1. Kristin attended the Connecticut Historic Preservation Trust meeting last week, but they didn't discuss half of the things they were supposed to talk about. Kristin provided copies of a portion of the handbook detailing some of the court cases that affected Historic Districts and materials for Historic Districts. The whole handbook is available if anyone would like copies.
2. There are no applications for the meeting on October 9<sup>th</sup>, but there is one extension and one pre-application hearing. The handbook subcommittee will hold a meeting before the HDC meeting.

### **Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Courchaine, seconded by Commissioner Maycock and a poll of the Commission, it was voted to ADJOURN the meeting at 9:10 PM.

Aye: Garrey, Rell, Maycock, Courchaine, Wurzer

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

John Maycock  
-Clerk -