

The Wethersfield Historic District Commission held a Public Hearing on November 13, 2012 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Robert Garrey, Chairperson (arrived at 8:30 p.m.)
John Maycock, Clerk
Cynthia Greenblatt
Mark Raymond
Paul Courchaine, Alternate
Lisa Wurzer, Alternate
Douglas Ovian, Alternate

Members Absent: Michael Rell, Vice Chairperson

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

Commissioner Maycock 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 November 1, 2012.

APPLICATION NO. 4110-12. Robert Lundgren seeking to install replacement windows on the front porch at 52 Garden Street.

Robert Lundgren, 52 Garden Street, appeared before the Commission. He would like to replace the windows on the front porch with Andersen vinyl clad windows. The windows on the porch are the original wood windows. He will use the same light pattern of 6/6. They will not be double-hung. The windows on the sides will be the only ones that can open and they will slide open. The replacement windows on the rest of the house are vinyl clad. The homeowner prefers grids between the glass. The drawings submitted show 6 windows across the front, but the homeowner thought there were going to be 8 windows across front.

Commissioner Maycock 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. 4111-12. Cactus Design LLC seeking to construct a 9'x22' single story addition adjacent to the existing addition at the rear of the house, construct a second bay to an existing bay garage, and connect the existing garage to the new addition with a wood trellis overhang at 41 Woodland Street.

Gary Vivian, 43 Old Pewter Lane, appeared before the Commission. They would like to add another addition to the existing addition. Plans were submitted. It will be a single story addition 9'x22' in size. They will keep the arched window on the side to mimic the detailing on the front of the house. The original addition has Marvin 6/1 aluminum clad windows and the new addition will also use Marvin windows. They will use a transom or awning window on this addition. The East elevation (rear) is where the awning window will be. There will be a solid wood exterior door. There will be all wood siding, the trim, foundation, cornerboards, window trim, and asphalt shingle for the roof will all match existing. The porch railing on the North elevation will match what they have now. At this time, they will not be adding the second garage bay or the wood trellis overhang.

Commissioner Maycock 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. 4112-12. Abigail and Chris Hoffman seeking to install a metal chimney cap for a lining system for a wood burning stove at 9 Hubbard Place.

Abigail and Chris Hoffman, 9 Hubbard Place, appeared before the Commission. They are installing a wood stove and a liner for the chimney. A sample of the chimney cap was provided. They have a two flue chimney. They have no plans to add a second chimney cap. They are willing to paint the chimney cap.

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

Tim Gothers, 16 State Street, spoke in favor of the application.

Commissioner Maycock 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. 4113-12. Tim Gothers seeking to replace the wood garage doors with vinyl coated steel garage doors at 16 State Street.

Tim Gothers, 16 State Street, appeared before the Commission. He would like to replace the three existing garage doors. He will be using Clopay doors. They will have no glass. They will be flat with an overlay. They come with a beige interior and an off-white overlay. They are steel and vinyl coated. He will paint them to match the garage in green and off-white.

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

Gary Vivian, 43 Old Pewter Lane, spoke in favor of the application.

Commissioner Maycock 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. 4104-12. Capital Construction Services seeking to install vinyl replacement windows at 371 Garden Street. (Tabled at the October 23, 2012 meeting. The last date to act is November 27, 2012.)

Maureen McCurda, 371 Garden Street, appeared before the Commission. Photos of other houses in the District were submitted. The applicant had some questions on why other houses not far from hers were approved for vinyl windows. They are having issues with funding.

Commissioner Maycock 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 Raymond 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: Maycock, Greenblatt, Raymond, Courchaine, Wurzer

APPLICATION NO. 4110-12. Robert Lundgren seeking to install replacement windows on the front porch at 52 Garden Street.

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

Discussion

Commissioner Maycock stated that the owner doesn't realize what he's changing on the windows and the Commission needs to see a cut sheet on the window. This is a big decision.

Commissioner Ovia stated that the previous approval is an example of why sash replacements are sometimes better than window inserts because that house has supposedly all new wood windows but to look at them, they look like inserts because they don't fit where the old sashes did so it doesn't really look like the original windows where the other windows are but those are so distinctly different from what's along the front of the porch, somehow they co-existed and that's the real challenge in changing them now to find a material that succeeds in that same way.

Aye: Maycock, Greenblatt, Raymond, Courchaine, Wurzer

APPLICATION NO. 4111-12. Cactus Design LLC seeking to construct a 9'x22' single story addition adjacent to the existing addition at the rear of the house, construct a second bay to an existing bay garage, and connect the existing garage to the new addition with a wood trellis overhang at 41 Woodland 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 stipulations:

1. The Certificate of Appropriateness does not include approval for the construction of the garage second bay and the wood trellising system to connect the garage to the new addition per the applicant's instruction to remove these items from the application.

Discussion

Commissioner Maycock stated that this is an excellent application.

Aye: Maycock, Greenblatt, Raymond, Courchaine, Wurzer

APPLICATION NO. 4112-12. Abigail and Chris Hoffman seeking to install a metal chimney cap for a lining system for a wood burning stove at 9 Hubbard 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 stipulation:

1. The chimney cap shall be painted matte black.

Discussion

Commissioner Maycock stated that this is a necessity and as long as they are kept low and painted matte black, he doesn't have any issues with them.

Commissioner Raymond stated that as the commission starts seeing more of these coming in if you've got chimneys big enough for two, the commission will have to address that, but for this situation, he is absolutely fine with the matte black.

Commissioner Courchaine stated that he has the same issue had at the first meeting, how can we as a Commission approve this one and we can't approve one on a house that's older? We make them put on one with a slate top and bricks and we went to court on that one. As long as we continue to judge each property on its own merit, this whole Commission might be in a lot of trouble.

Commissioner Ovia stated that on first glance, Commissioner Courchaine is right, but if you think about it, colonial houses lend themselves to the brick and slate alternative that we've been asking of people and the smaller chimneys that never really supported fireplaces but supported utilities often are the type of thing that is almost too small to look like it merits the typical slate that you would see on a center chimney. In some cases, you can draw that distinction. On a four foot square center chimney a single one of these metal apparatus sticking up from it might not look as appropriate in some ways as it would from a single relatively narrow chimney where we're used to seeing it be a utility chimney rather than a fireplace one, so he doesn't have any concerns about the lawsuit end of it. He does have concerns about fairness and the burden of it should be alleviated when we can.

Commissioner Greenblatt stated that she shares Commissioner Ovia's comments. It's not up to the commission to recommend. Applicants bring to us what they want but if you stare at the picture there might be another shape that might be more appealing painted as they said and that's something we can consider. It's going to be on the house for a long time.

Aye: Maycock, Greenblatt, Raymond, Courchaine, Wurzer

APPLICATION NO. 4113-12. Tim Gothers seeking to replace the wood garage doors with vinyl coated steel garage doors at 16 State 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 these doors have been used extensively in the District and the applicant will paint it and make it look beautiful just like the rest of the house.

Commissioner Ovia stated that this is an example of how it isn't always the material, it's the finishing. You can end up with success that hopefully can last longer.

Aye: Maycock, Greenblatt, Raymond, Courchaine, Wurzer

APPLICATION NO. 4104-12. Capital Construction Services seeking to install vinyl replacement windows at 371 Garden Street.

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

Reason for Denial: The proposed Crystal solid vinyl grid between the glass replacement windows do not adequately replicate the existing wood true divided light windows.

Discussion

Commissioner Maycock stated that the homeowner hasn't explored all of the options for abatement on the windows. That will be the most cost effective way to take care of the problem. The contractors are just saying that it can't be done because they don't want to do it. The commission asked them to come forward with another proposal and they don't want to do that. He just can't see putting plastic windows in that house. The house on the corner of Hartford Avenue and Hubbard went through the whole abatement process, so it can be done.

Commissioner Courchaine asked if the town has a contractor that does abatement that they would recommend.

Aye: Maycock, Greenblatt, Raymond, Courchaine, Wurzer

MINUTES OF OCTOBER 23, 2012

Upon motion by Commissioner Greenblatt, seconded by Commissioner Courchaine and a poll of the Commission, it was voted to APPROVE the minutes of the October 23, 2012 meeting as submitted.

Aye: Maycock, Greenblatt, Courchaine, Wurzer Abstain: Raymond

MINUTES OF SPECIAL MEETING SEPTEMBER 25, 2012

Upon motion by Commissioner Garrey, seconded by Commissioner Ovia and a poll of the Commission, it was voted to APPROVE the minutes of the September 25, 2012 meeting as submitted.

Aye: Garrey, Wurzer, Ovia

MINUTES OF SPECIAL MEETING OCTOBER 9, 2012

Upon motion by Commissioner Garrey, seconded by Commissioner Ovia and a poll of the Commission, it was voted to APPROVE the minutes of the October 9, 2012 meeting as submitted.

Aye: Garrey, Wurzer, Ovia

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

Kristin recently saw a news article on a preservation grant fund that is available through the state. The program is for homes that are older than 50 years and will have a preservation project that is valued at \$25,000 or greater. The reimbursement rate is 30%. Mary Dunne at the CT Commission on Culture and Tourism should be contacted regarding this program and would have more information on the program than Kristin was able to glean from the news article.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Courchaine, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to ADJOURN the meeting at 8:50 PM.

Aye: Maycock, Greenblatt, Raymond, Courchaine, Wurzer

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
-Clerk -