

The Wethersfield Historic District Commission held a Public Hearing on April 12, 2011 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, Vice Chairperson
Gary McLeod, Clerk
Michael Rell

Members Absent: Bette Botticello
Lisa Wurzer, Alternate
Susan Gillanders, Alternate
Mark Raymond, 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 McLeod, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on March 31, 2011.

APPLICATION NO. 3910-11. Jeffrey and Megan Collins seeking to enlarge two (2) front windows for egress at 22 Harmund Court. (Tabled from the March 22, 2011 meeting. The last date to act is May 10, 2011.)

Applicant not present at meeting.

APPLICATION NO. 3912-11. Pre-Bilt Mfg. seeking to install replacement garage doors at 61 State Street.

Justin Dixon, President, Pre-Bilt Mfg., 12C Tipping Drive, Branford, appeared before the Commission. He would like to replace the existing wooden garage doors with a carriage style door which is galvanized steel hot dipped and painted with a composite overlay. This is a rear detached two car garage. The proposed door is the same size as the existing door. The only hardware will be the standard handles. The style door is #942 – with glazed six pane glass. The color is sandstone with a white overlay.

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. 3913-11. C & A Contractor, LLC seeking to replace the cedar shingles with wood clapboard at 25 Hart Street.

Samir Velic, 307 Silas Deane Highway, appeared before the Commission. He would like to replace the wood cedar shingle siding with wood cedar clapboard siding with a 4" exposure. He would like to use Azek (1 by 4) for the corner boards. The gutters/shutters will not be replaced and there will be no changes to any trim.

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. 3914-11. R.A. Parady & Sons, Inc. seeking to install replacement windows at 233 Main Street.

Steve Parady, R.A. Parady & Sons, 5 Matthew Drive, East Haddam, and Tom Barrett, Harvey Corporation, appeared before the Commission. They would like to replace the windows on the north side of the building. There are six sets of windows. There will be two units factory mulled together that will fit in the same size opening as currently exists. They would like to use full replacement windows – Harvey Tribute windows with simulated divided light with grids on the exterior/interior. They will be using half screens. They are white in color.

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

Vaclav Miglus, 31 Main Street, Wethersfield, spoke against 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. 3915-11. Paula Rubinow seeking to amend application number 3880-10 to change the stipulated driveway material from landscape stone to a combination of paved asphalt and concrete pavers at 271 Main Street.

Paula Rubinow, 271 Main Street, appeared before the Commission. She would like to change the existing landscape stone driveway to an asphalt driveway with pavers to boarder the asphalt. The pavers will match the existing pavers which are grey and flat.

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 McLeod, and a poll of the Commission, it was voted to leave application number 3910-11 open and close the public hearing on all other applications and open the public meeting.

Aye: Garrey, Maycock, McLeod, Rell

APPLICATION NO. 3912-11. Pre-Bilt Mfg. seeking to install replacement garage doors at 61 State 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 doors shall be American Tradition Series model number 942 with glazed 6 panel windows.
2. The color of the doors shall be sandstone with a white overlay.
3. The hardware shall be standard handles.

Discussion

Commissioner Maycock stated that this will be a major improvement for the garage, more in keeping with the house and the neighborhood.

Commissioner Garrey stated that this is definitely not a building that mirrors the existing structure with regard to pitch of the roof, etc. The carriage style doors will be a nice addition to that property.

Aye: Garrey, Maycock, McLeod, Rell

APPLICATION NO. 3913-11. C & A Contractor, LLC seeking to replace the cedar shingles with wood clapboard at 25 Hart 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. All cedar shingles shall be replaced with 4" exposure wood clapboard.
2. The corner boards shall be 4" Azek.

Discussion

Commissioner Garrey stated that the house has pretty standard cedar siding. It's not greatly visible either.

Commissioner Maycock stated that style house was build with cedar shingles or clapboard and it changes the look a little bit, but it's not a huge change.

Commissioner Rell had a concern about the Azek 4" corner boards, but there is already vinyl on the soffits.

Aye: Garrey, Maycock, McLeod, Rell

APPLICATION NO. 3914-11. R.A. Parady & Sons, Inc. seeking to install replacement windows at 233 Main Street.

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

Discussion

Commissioner Maycock stated that he isn't happy with the window choice. It doesn't replicate what's there. He doesn't like the grill patterns and that it is all plastic.

Commissioner Garrey stated that at the minimum he would want to see a sample showing the grids. In a few unique situations they have approved a full vinyl window with applied muntins with mixed results as well, but this building is incredibly prominent and has many windows.

Aye: Garrey, Maycock, McLeod, Rell

APPLICATION NO. 3915-11. Paula Rubinow seeking to amend application number 3880-10 to change the stipulated driveway material from landscape stone to a combination of paved asphalt and concrete pavers at 271 Main Street.

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

1. The pavers shall match the existing in style and design.

Discussion

Commissioner Garrey stated that he was surprised that rock was originally suggested for that driveway. Aesthetically, the stone is much nicer, but he wouldn't NOT approve asphalt.

Commissioner McLeod stated that originally there was quite a discussion on using asphalt to accommodate a 3 car garage. She made a concession to use stone as opposed to asphalt.

Commissioner Maycock stated that he likes the stone better. He doesn't think that this is that big of a driveway or parking area than any other in the District.

Commissioner Rell stated that the footprint of the house and the driveway was a major concern at the prior meeting. Now to put asphalt back there is more detrimental to the footprint of the property. He understands the concern with rocks and snow blowing and rock throwing, but for years, people survived with rock driveways. He thinks there should be no asphalt.

Aye: Garrey, Maycock

Nay: McLeod, Rell

APPLICATION NO. 3915-11. Paula Rubinow seeking to amend application number 3880-10 to change the stipulated driveway material from landscape stone to a combination of paved asphalt and concrete pavers at 271 Main Street.

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

1. The pavers shall match the existing in style and design.
2. The pavers shall begin at the street and end at the beginning of the new addition to the house.

Discussion

Commissioner Garrey stated that the most prominent part of the original house and the street view to have pavers would be a beautiful look from the road.

Commissioner Maycock stated that this is a good compromise. It will maintain the look of residential. Once you get past that point, he doesn't know if you'll notice stone or asphalt.

Commissioner Rell stated that ideally he would like to see lawn back there or stones that would match somewhat of a backyard.

Aye: Garrey, Maycock, McLeod, Rell

ADDITIONAL AGENDA ITEM

Upon motion by Commissioner Maycock, seconded by Commissioner Garrey and a poll of the Commission, it was voted to add to the Agenda a request to extend the expiration date of Certificate of Appropriateness number 3788-10.

Aye: Garrey, Maycock, McLeod, Rell

It is requested of the Commission that the expiration date for application number 3788-10 be extended. The original certificate expired on March 9, 2011 but the applicant would like to begin the work at 222 Main Street on the patio.

Upon motion by Commissioner Garrey, seconded by Commissioner Maycock and a poll of the Commission, it was voted to extend the expiration date of Certificate of Appropriateness number 3788-10 for a period of 90 days or until June 9, 2011.

Aye: Garrey, Maycock, McLeod, Rell

MINUTES OF MARCH 22, 2011

Upon motion by Commissioner Maycock, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the minutes of the March 22, 2011 meeting as submitted.

Aye: Garrey, Maycock, McLeod, Rell

OTHER BUSINESS

Public comments on general matters of the Historic District

Vaclav Miglus, 31 Main Street, appeared before the Commission to get their opinion on roofing materials. He has to replace his roof. He can use asphalt shingles or wooden shingles. He is considering a standing seam roof across the whole house. There would be a 1½" instead of 1" seam. He wants to see if there would be any issues with the 1½" seam vs. 1". He would use a dark red color.

Report of the Historic District Coordinator

Kristin Stearley reported again that the legal notices will now be run in the *Rare Reminder* as opposed to the *Hartford Courant* which affects the dates for publication and deadlines for application submittal. Please contact Kristin Stearley, (860) 721-2836 for further information. The Legal Notice and Meeting Agenda are now available on the website under the Town Calendar section.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Maycock, seconded by Commissioner McLeod and a poll of the Commission, it was voted to ADJOURN the meeting at 8:34 PM.

Aye: Garrey, Maycock, McLeod, Rell

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Gary McLeod
Clerk