

The Wethersfield Historic District Commission held a Public Hearing on March 12, 2013 at the Wethersfield Town Hall, Town Manager's Conference Room – First Floor, 505 Silas Deane Highway, Wethersfield, Connecticut.

Members Present: Michael Rell, Vice Chairperson  
Cynthia Greenblatt, Clerk  
Paul Courchaine, Alternate

Members Absent: Robert Garrey, Chairperson  
John Maycock  
Mark Raymond  
Lisa Wurzer, Alternate  
Douglas Ovian, Alternate

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

Commissioner Rell called the meeting to order at 7:30 PM, and read the opening comments. Commissioner Greenblatt, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on February 28, 2013.

**APPLICATION NO. 4124-13.** Peter and Sara Hinman seek to install wood lattice and wood picket fencing in the rear yard at 31 State Street.

Peter Hinman, 31 State Street, appeared before the Commission. He would like to install a wood lattice fence on the rear property line. There is an existing picket fence there now. He will move that picket fence and use the fence to connect the back of the garage to the house with a gate. The lattice fence will be staggered and the center section will be no higher than 6' with the sides being 4' high. It will be an Atlas fence and the model/style is Greenwich Lattice.

Commissioner Rell 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. 4125-13.** Gove Restoration LLC seeks to demolish the existing front entryway and rebuild in kind with the addition of a square baluster railing at 11 Howard Avenue.

Adam Gove, Gove Restoration, 25 Kenwood Road, appeared before the Commission. They would like to demolish the existing entry since it is a building hazard. They will build back in kind, however, the existing railing is not to code. Since the landing is more than 30" from the ground, they have to install hand rails from the columns to the house. The railings will go from the columns to the bottom of the stairs per code. The top cap for the hand rail will be made out of cedar. The bottom rail will be a cedar 2" x 4". There will be square balusters, 2" x 2", 4" on center. There will be hand rails on both sides. The stairs will be widened slightly so the hand rail can be attached to the column. It will terminate into a square 4" x 4" cedar post on the bottom of the stairs. The existing wood lattice will be removed.

Commissioner Rell 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. 4126-13.** John Scanlan and Cindy Kuse seek to amend Certificate of Appropriateness Number 3949-11 to retain the modification of the window location and the alteration of material, design, and numbers of windows on the second story addition at 3 Avalon Place.

John Scanlan, 3 Avalon Place, appeared before the Commission. There is a window in the new addition. It is in the bathroom above the sunroom. In the original application, there were two casement windows that were supposed to mimic the dormer windows. However, in order to accommodate the double vanity they wanted, they had to put in a double hung window and it is off-centered. The new window is the same size as the old bathroom window that faces the street now. The window they installed is an Andersen wood window. It has snap-in grills on the inside only. The window has a 6/6 light pattern. The shutters are not installed yet because they are being built.

Commissioner Rell 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. 4127-13.** Melinda Sykura seeks to remove one first floor window on the east side of the house and replace it with a smaller window which will be stained or leaded glass at 297 Main Street.

Melinda and Jay Sykura, 297 Main Street, appeared before the Commission. They are converting a pantry off of the kitchen into a full bath. They want to make a window smaller than the existing window. A drawing and photos were submitted. They will use an Andersen window and they will have Everett's Stained Glass in Glastonbury install stained glass in the window. The width and molding of the window will be the same and it will be an awning window. The trim will be Hunter Green in color.

Commissioner Rell 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. 4128-13.** Southern New England Windows seeks to install nine (9) replacement windows at 27 Wilcox Street.

Joe Liptak, Southern New England Windows, 1137 Park East Drive, Woonsocket, Rhode Island, appeared before the Commission. They will be using Renewal by Anderson windows which are wood composite windows. They will eventually be replacing all windows on the house, but right now they will be replacing just nine windows in the rooms that they use the most (no windows on the second floor will be replaced at this time). They now have single paned wood windows with storm windows. The existing windows are 8/8. They will keep existing white trim on the house. They have selected the cocoa bean color for the exterior of the window. The house is vinyl sided. They prefer to have the muntins in between the glass in the same pattern as existing. They are willing to do true divided light if desired. They will not re-install the storm windows. He is not sure if the owners want a full or 1/2 screen. They currently have 1/2 screens.

Commissioner Rell 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. 4129-13.** Crest Mechanical seeks to retain the demolition of the masonry chimney cap on the rear east chimney and the installation of a metal collar with a metal chimney cap on the rear east chimney at 276 Main Street.

Paul Breglio, 208 High Street, appeared before the Commission. The work has already been completed. There was an unsafe condition with the chimney so they put in a liner and a temporary cap to fix the problem. They plan on putting the stone cap back on the chimney. He would just like to keep the temporary/existing cap on until the summer when they plan on repointing all four chimneys. They plan on having the work done by the end of July.

Commissioner Rell 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. 4123-13.** Wieslaw Wlazniak seeks to construct a 12' x 12' storage shed in the rear yard at 66 Northbrick Lane. (Tabled at the February 26, 2013 meeting. The last date to act is March 26, 2013.)

Wieslaw Wlazniak and Sebastian Wlazniak, 154 Charter Road, appeared before the Commission. They would like to construct a 12' x 12' storage shed in the rear yard, 25' from the back corner of house. Drawings were submitted. The front of shed will face the street. He plans on purchasing a 36" steel door which will have standard hardware. He plans on painting the door brown.

Commissioner Rell 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 Courchaine, and a poll of the Commission, it was voted to close the public hearing and to open the public meeting.

Aye: Rell, Greenblatt, Courchaine

**APPLICATION NO. 4124-13.** Peter and Sara Hinman seek to install wood lattice and wood picket fencing in the rear yard at 31 State Street.

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

**Discussion**

Commissioner Rell stated that this was a good application. He is reusing the existing picket fence. He is using wood lattice and showed us exactly what it will look like.

Aye: Rell, Greenblatt, Courchaine

**APPLICATION NO. 4125-13.** Gove Restoration LLC seeks to demolish the existing front entryway and rebuild in kind with the addition of a square baluster railing at 11 Howard Avenue.

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

**Discussion**

Commissioner Rell stated that this is a very good application. They have done work in the District before and they know our preferences and it is meeting code now. It's a great improvement on what is currently there. He does feel bad that the lattice will be lost. It was a nice decorative look that he noticed but it will be hard with the railing.

Commissioner Greenblatt stated that the railing will add decorative element.

Aye: Rell, Greenblatt, Courchaine

**APPLICATION NO. 4126-13.** John Scanlan and Cindy Kuse seek to amend Certificate of Appropriateness Number 3949-11 to retain the modification of the window location and the alteration of material, design, and numbers of windows on the second story addition at 3 Avalon Place.

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

**Discussion**

Commissioner Rell stated that the light pattern is 6/6. It does match what they have in the other bathroom. He has concerns that it's not what was approved. They had pretty strong detail in the original plans that the windows would match the dormer windows. He would like to have additional Commission members present to review this application.

Commissioner Greenblatt stated that she has concerns that the initial certificate that was issued was not followed. There is a different window in a different place. Not sure if they can do something about the light pattern.

Commissioner Courchaine asked what the intent is. He put the window in. Does he have to rip the window out and redo the bathroom?

Aye: Rell, Greenblatt, Courchaine

**APPLICATION NO. 4127-13.** Melinda Sykura seeks to remove one first floor window on the east side of the house and replace it with a smaller window which will be stained or leaded glass at 297 Main Street.

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

### **Discussion**

Commissioner Rell stated that this is a very good application. It's a great looking house. He likes the fact that the applicant looked at other existing structures with the same types of windows and found one that had a stained glass window in the District.

Aye: Rell, Greenblatt, Courchaine

**APPLICATION NO. 4128-13.** Southern New England Windows seeks to install nine (9) replacement windows at 27 Wilcox Street.

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 windows shall be Andersen Renewal true simulated divided light windows with the muntins permanently affixed to the exterior, interior and between the glass.
2. The light patterns shall match the existing.
3. The color shall be cocoa brown.

### **Discussion**

Commissioner Rell stated that he would like to see all the windows done, the applicant said it's more the living quarters for right now with the hope that all the windows on the front of the house will be done to match as soon as possible.

Commissioner Greenblatt stated that the applicant is willing to do the true simulated divided light windows which are the best for the house.

Aye: Rell, Greenblatt, Courchaine

**APPLICATION NO. 4129-13.** Crest Mechanical seeks to retain the demolition of the masonry chimney cap on the rear east chimney and the installation of a metal collar with a metal chimney cap on the rear east chimney at 276 Main Street.

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 stipulation:

1. The applicant may retain the demolition of the masonry chimney cap and the installation of the metal collar and cap until July 31, 2013. At which time the cap shall be replaced permanently with a masonry cap which shall exactly match the other three (3) masonry caps with brick risers and a stone cap.

### **Discussion**

Commissioner Greenblatt stated that the applicant was very open and honest with the Commission. His intent is to restore the chimneys. She is happy to give him the time to do that.

Aye: Rell, Greenblatt, Courchaine

**APPLICATION NO. 4123-13.** Wieslaw Wlazniak seeks to construct a 12' x 12' storage shed in the rear yard at 66 Northbrick 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 Rell stated that this is a rather large shed in a rather open area on the street and by having the vinyl siding and now a steel door, it doesn't look so much like a shed, but more of a structure that simply resembles a smaller version of the house. He doesn't see that it would fit the District.

Commissioner Greenblatt stated that she was worried about sheds earlier when there was another applicant that came in. 12' x 12' isn't that big. It isn't as imposing as it sounds and this is an extra lot that goes with this house. Even the fact that it's the same siding and color as the house is going to make it a little more harmonious.

Commissioner Courchaine stated that he has no problem with the fact that it will look somewhat like the house. It's not necessarily a New England tradition, but if you go down south, even their smoke houses have the same construction and the same look as the houses, so that doesn't bother him at all.

Aye: Rell, Greenblatt, Courchaine

**MINUTES OF FEBRUARY 26, 2013**

Upon motion by Commissioner Rell, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the minutes of the February 26, 2013 meeting as submitted.

Aye: Rell, Greenblatt, Courchaine

**OTHER BUSINESS**

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

Commissioner Courchaine ran in to the Town Manager and discussed the illegal sign on Marsh Street and the proliferation of signs in town. Kristin Stearley reported that she was working with the Town to gain compliance of the Historic District Commission's denial of the sign installation.

**Report of the Historic District Coordinator**

None.

**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: Rell, Greenblatt, Courchaine

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Cynthia Greenblatt  
-Clerk Pro Tem-