

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

Members Present: Robert Garrey, Chairperson  
Douglas Ovian, Clerk  
Cynthia Greenblatt, Alternate  
Lisa Wurzer, Alternate

Members Absent: John Maycock  
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 Ovian, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on October 31, 2013.

**APPLICATION NO. 4206-13.** William Gary Lopez seeks to construct a 12'x25' single story addition on the rear of the house at 8 Avalon Place. (Left open at the October 22, 2013 meeting of the HDC. The last date to act is November 26, 2013.)

Mark Picard, CJ Picard Corporation, appeared before the Commission. They would like to construct a 12'x25' single story addition on the rear of the house. Plans and drawings were submitted. The addition will be inset about 6" on each side. The siding will be 8" to the weather wood clapboard siding to be matched. The windows will be TDL 6/6 single glazed with an aluminum mill finish storm applied to match what is on the house. There will be a crawl space. It will have the same elevation as the existing foundation. There will be a hip roof in the back. The pitch will match as closely as possible. The rear entrance will match the front canopy. The stairs will exit to the right in the rear. The stairs and the lattice will be wood. There will be no railing. There will be one light next to the back door. Trim will match existing.

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. 4214-13.** Elaine Cahill seeks to 1) replace the wood garage doors with steel garage doors, 2) install two (2) vinyl windows in garage, 3) install a steel side entry door on the garage, and 4) install gutters on the garage at 292 Hartford Avenue.

Elaine Cahill, 292 Hartford Avenue, appeared before the Commission. The garage doors are wooden now and she would like to replace them with steel doors. She would like to use a ReliaBilt insulated carriage style door in white. There will be two garage doors side-by-side with the same hardware. There are three windows in the garage. She will replace two windows with vinyl windows. She will replace one of the two windows facing the back of the house with a door. The window on the cove side will be replaced. They will be 6 light fixed windows and there will be no screens.

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. 4215-13.** Thomas Ayers seeks to install replacement windows at 18 Foote Path Lane.

Thomas Ayers, 18 Foote Path Lane, appeared before the Commission. He would like to install replacement windows to match the existing 6/6 or 8/8 windows. The picture window will be three units – two doublehung windows and one fixed. He would like to use Marvin Ultimate windows. He has no preference on ½ or full screens. The windows will be white.

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. 4216-13.** Mark Raymond seeks to install doors on the barn at 323 Hartford Avenue.

Mary Raymond, 323 Hartford Avenue, appeared before the Commission. They would like to install doors on the barn. Drawings were submitted. The front and the two sides of the barn will have doors. They will be rough sawn eastern pine. There will be vertical board doors to match existing siding. There will be a nine light cellar sash and track hidden by trim boards on barn door rollers. They will have a plain black handle (photo submitted). The garage front will be two doors, and one will be fixed. The track will be boxed in.

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. 4217-13.** Roger Tabshey seeks to 1) construct a 43'8" x 26' three (3) bay attached garage with a three (3) story elevator tower as part of the garage footprint, 2) construct a new side porch, 3) construct a new front porch with balcony, 4) replace all windows, 5) change the dimensions of the second floor windows, 6) install new decorative trim around all windows, 7) install a stone veneer on the foundation, 8) remove and change the location of the basement windows, 9) install a generator and an a/c condenser with fencing for screening in the side yard, 10) install exterior lighting at 245 Main Street.

Roger Tabshey, 80 Hunters Ridge, Rocky Hill, and Joe Stefano, 52 Black Birch, appeared before the Commission. A site plan and drawings were submitted. They would like to construct a 43'8" x 26' three bay attached garage with a three story elevator tower as part of the garage footprint. The brick will match existing. They will use whatever brick they can find to match. It will be full brick, not veneer. They would like to enlarge the window openings on the second floor. The garage door will be a steel carriage style door, Model #161A, and will be white in color. The hardware will be as shown. The elevator tower and garage roof is a gable roof. They will be using an architectural shingle in a charcoal color. They would like to remove the basement windows for security reasons. The building foundation will be plain concrete. There will not be a stone veneer on the porches. The concrete will be refaced. They would like to use Harvey Majesty windows. On the first floor, on the East South and North elevations the windows match the existing size and light patterns. On the second floor, they will be moving the windows down, but they will be the same size. They will be mirrored to the first floor. They will use salvaged brick above. They will match all of the trim. They will use masonry for the lentils above the windows. The Masonic logo will be moved to the elevator tower. They will use an Azek material for the trim work on the elevator tower. The side porch stairs, front and side will be Azek tongue and groove in a brown color. The railing and risers will be white Azek. The posts and columns will be square. The porch is inset to the decorative brick. The side porch is the same material. The front and side door will be Thermatru fiberglass doors with wood grain, painted white. They will have four lights with a transom window across the top. It is a two

panel door. There will be Thermatru double French doors with simulated divided light on the front. Each door will have 12 lights. For the transom windows on the first floor doors, they would like a Provincial design. The generator and a/c will be on the Belden House side. They will be screened with a 6' wood stockade fence or plantings. The back side of the building will have security lights. They will have black coach hanging light fixtures on the front and side porches, over the French doors, and two lights in between the garage doors.

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

Larry Spellacy, 215 Pine Lane, spoke in favor of 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. 4218-13.** 1519 Jordan Lane LLC seeks to amend Certificate of Appropriateness Number 4193-13 to change the window manufacturer from Pella to Harvey Majesty at 15 Jordan Lane.

Dante Boffi, Dante J. Boffi Design, 20 West Main Street, West Hartford, appeared before the Commission. They were originally planning on using a Pella window. They have found a window with the same specs that they would like to now use instead, which is the Harvey Majesty. It is aluminum clad with the same muntin size and the same profiles. They will use the same color.

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. 4219-13.** 1519 Jordan Lane LLC seeks to amend Certificate of Appropriateness Number 4193-13 to change the window manufacturer from Pella to Harvey Majesty at 19 Jordan Lane.

Dante Boffi, Dante J. Boffi Design, 20 West Main Street, West Hartford, appeared before the Commission. They were originally planning on using a Pella window. They have found a window with the same specs that they would like to now use instead, which is the Harvey Majesty. It is aluminum clad with the same muntin size and the same profiles. They will use the same color.

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 Ovian, and a poll of the Commission, it was voted to close the public hearing on all applications and to open the public meeting.

Aye: Garrey, Ovian, Greenblatt, Wurzer

**APPLICATION NO. 4206-13.** William Gary Lopez seeks to construct a 12'x25' single story addition on the rear of the house at 8 Avalon Place. (Left open at the October 22, 2013 meeting of the HDC. The last date to act is November 26, 2013.)

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

### **Discussion**

Commissioner Greenblatt stated that they are using great, authentic materials. The way the back is going to mirror the front, it is great attention to detail.

Commissioner Garrey stated that this is a really well done addition. It's important to him that it's stepped in. The roofline, the siding, and the windows match existing remarkably well.

Commissioner Ovia stated that it's just what we would want to see.

Commissioner Wurzer stated that it will be an improvement to what is there already.

Aye: Garrey, Ovia, Greenblatt, Wurzer

**APPLICATION NO. 4214-13.** Elaine Cahill seeks to 1) replace the wood garage doors with steel garage doors, 2) install two (2) vinyl windows in garage, 3) install a steel side entry door on the garage, and 4) install gutters on the garage at 292 Hartford Avenue.

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

1. The garage door shall be a ReliaBilt Series insulated white garage door with windows, Model #123529.

### **Discussion**

Commissioner Garrey stated that this garage has a very limited public view and no abutters showed up. It has a standard roll-up garage door. Although she is going to an artificial material, she is going to a carriage style door that we have approved on other projects. He considers it from a public view very limited, very low impact. If it was the garage next door, he would have a problem with it. If she was going to vinyl double hung windows versus the stationary windows, he doesn't think you're really going to see the changes. The garage is white. The garage doors are facing the side. The door is on the plain facing the back of the house. He doesn't know how you would ever see that door.

Commissioner Ovia stated that it's not easy to see and if there are plantings ... the motion to approve here is based on the view from the Cove, the view from Hartford Avenue, the view from Cove Park, all of which are so limited, he would not be concerned about elements that would normally concern him. The front building hides so much of it. The door and the spec'd door go better with each other.

Commissioner Wurzer stated that her only question was about the white of the vinyl. The garage is very close to the house. On the door, a lot of times we stip that it's painted. Is it paintable?

Commissioner Greenblatt stated that the owner stated that it is a wooden structure, not brick to mirror the house.

Aye: Garrey, Ovian, Greenblatt, Wurzer

**APPLICATION NO. 4215-13.** Thomas Ayers seeks to install replacement windows at 18 Foote Path Lane.

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

1. The windows shall be Marvin Ultimate double hung with the same light pattern and style as existing with ½ screens.

### **Discussion**

Commissioner Ovian stated that he is usually a fan of ½ screens in Colonial window applications, but his next door neighbor who has the Anderson Woodrite 400 takes the screen off in the fall. They are off six months of the year.

Aye: Garrey, Ovian, Greenblatt, Wurzer

**APPLICATION NO. 4216-13.** Mark Raymond seeks to install doors on the barn at 323 Hartford Avenue.

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

### **Discussion**

Commissioner Garrey stated that when they did this addition and garage, we kept busting him because we didn't stip that they remove the old garage, and they turned it into such a beautiful outbuilding. These doors will really enhance the barn look to that outbuilding.

Aye: Garrey, Ovian, Greenblatt, Wurzer

**APPLICATION NO. 4217-13.** Roger Tabshey seeks to 1) construct a 43'8" x 26' three (3) bay attached garage with a three (3) story elevator tower as part of the garage footprint, 2) construct a new side porch, 3) construct a new front porch with balcony, 4) replace all windows, 5) change the dimensions of the second floor windows, 6) install new decorative trim around all windows, 7) install a stone veneer on the foundation, 8) remove and change the location of the basement windows, 9) install a generator and an a/c condenser with fencing for screening in the side yard, 10) install exterior lighting at 245 Main Street.

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

1. The foundation of the building shall be finished concrete and the foundation windows facing Church Street and those on the rear of the building not being covered with new construction shall remain.
2. The porch bases shall be constructed of Azek material with a square lattice constructed of Azek or wood which shall be boxed in with 6" Azek frames.
3. The generator and a/c condenser units shall be screened from public view with evergreen plantings of appropriate height.
4. The windows shall be Andersen Woodwright 400 series in the color white with the light patterns as presented. The muntins shall be permanently affixed to the exterior of the window.
5. The porch flooring shall be Azek tounge and groove in the color slate gray.

### **Discussion**

Commissioner Garrey stated that they could fill in the windows and re-face the entire foundation in just plain concrete. If you look at the scale of this project and how long this building has been empty, he was less concerned about the windows than not putting the stone veneer on the foundation. He can't imagine that Zoning is going to allow them not to have a basement window. You can always cut a window in. He didn't want to see a white stockade fence. They would have to look at different fence style. He's happy with the project. The steel carriage style doors are very nice. This garage in relation to the building is not huge. We don't regulate the hardscape on a residential building. You don't have a plan with a garage facing the back because there isn't adequate turnaround. We are taking a large eyesore and turning it into something beautiful. Since we changed from masonry to wood, he didn't think anyone had a problem with it. The porch and railings are Azek. Azek has been used on historic structures throughout the District. Azek is very paintable. The lattice will have to be wood. There is nothing inappropriate to him about a significant raised panel door. It's a fiberglass door. This is a building with significant change in use and design. We have to go back to what is inappropriate versus what we want. You don't know what the interior layout is. He agrees that the window is not the best window for this building versus the Andersen Woodrite. We have used very good clad windows successfully in every style and age of house. A good white clad window is better. New wood windows are garbage and they won't hold up.

Commissioner Ovia stated that he is hoping he is considering not making the decision about those windows immediately. It's better to have the plain concrete look that's there. A wooden porch can come and go, but masonry porches are really a commitment that you would be making to a pavilion kind of extension on the building. The tower is great. It really came out great. It makes sense for the garage doors to be white. While this isn't a commercial building, it is a building that should read somewhat commercially. He was surprised that they decided not to have any yard. It gives it an urban look. Not everybody has a backyard. He would have a problem supporting the stip without having them paint everything because not everything is going to match. The elevator tower is worth

looking at. His argument against wood for the porches, this building has no wood on it at all. Some Azek looks like it's going to fall apart, but a wood porch on that house will look really old and need to be replaced after 10 years. You are giving up your glass doors and moving them up one story. He would like to have all of the doors be the same material. If they are going to change some, they might as well change all of them. There are solid doors where there should be solid and there are French doors where there should be French doors. It's a nice balance of material use if it gives them the privacy they are looking for. This building could have had metal windows in it because it was built at the time it was. Aluminum clad is a good balance between wood and metal in a sense that it's metal made to look like wood.

Commissioner Wurzer stated that the basement has huge high ceilings. They are closing off any opportunity for light. It would be attractive if they did a brownstone ... She understands about the white doors, but the difference between a painted white door and a steel door that's not painted is significant. It is all pavement. The way they have it, it's paved right up to the French doors and if they are trying to make the French doors a feature, if you're looking in and seeing elevator doors, they should at least do some kind of a patio. They could face the garage toward the back. Their choice of flooring for the porches hasn't been changed. If you look at that color next to brick, it doesn't go.

Commissioner Wurzer agrees with Commissioner Greenblatt on the porch materials. She does recommend that we suggest the best window that we want.

Commissioner Greenblatt asked if they are agreeing that they remove all of the windows and brick that in? She would rather see fixed wrought iron and obscure glass because it would preserve the integrity of this building. The windows are perfectly symmetrical and match that house. The tower will be very pretty. When you look at the front door on the plot plan, it's quite far back, but she thinks it's going to read as a steel door. They have a prominent structure in the middle of town. She has a problem with the porch material. She can't imagine putting Azek up against that house. It's not appropriate for that time period. She is concerned about the style and appearance of the front door. They are now using a raised panel Colonial with two lights above it. Why aren't we asking them to preserve the original doors. She is not a proponent of removing the front door and replacing it with a more modern door. The windows have muntins that are too thin. She applauds the incredible attention to detail that the owners have made in trying to make this project a beautiful one.

Aye: Garrey, Ovian, Greenblatt, Wurzer

**APPLICATION NO. 4218-13.** 1519 Jordan Lane LLC seeks to amend Certificate of Appropriateness Number 4193-13 to change the window manufacturer from Pella to Harvey Majesty at 15 Jordan Lane.

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

### **Discussion**

Commissioner Garrey stated that this is a downgrade from what was approved the first time. They can certainly suggest another window, but the sheen on this window ... The one that they first presented had a better sheen and it didn't have that line. It was better for a full production Colonial house and this isn't.

Aye: Garrey, Ovian, Greenblatt, Wurzer

**APPLICATION NO. 4219-13.** 1519 Jordan Lane LLC seeks to amend Certificate of Appropriateness Number 4193-13 to change the window manufacturer from Pella to Harvey Majesty at 19 Jordan Lane.

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

### **Discussion**

Commissioner Garrey stated that this is a downgrade from what was approved the first time. They can certainly suggest another window, but the sheen on this window ... The one that they first presented had a better sheen and it didn't have that line. It was better for a full production Colonial house and this isn't.

Aye: Garrey, Ovian, Greenblatt, Wurzer

### **MINUTES OF OCTOBER 22, 2013**

Upon motion by Commissioner Garrey, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the minutes of the October 22, 2013 meeting.

Aye: Garrey, Ovian, Greenblatt

### **OTHER BUSINESS**

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

None.

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

1. Congratulations to our ex-commissioner and new Town Council member, Michael Rell. We now have two vacant positions on the commission. We are working with some members of the public to become members.
2. Kristin attended the Stakeholder Alliance Meeting for Historic Wethersfield. There are two projects that will affect the HDC:
  - a. Old Wethersfield Master Plan Implementation – they are going to be looking for a representative from HDC. They want to get some cohesion with sidewalks and benches throughout Historic Wethersfield. They also feel that HDC should be responsible for archeological dig program when people are digging foundations.
  - b. Wethersfield Interpretive Heritage Trail – the town received a grant that will involve kiosks in front of key places. Project will be ongoing for the next year or so. They need a representative from HDC.
3. Zoning Issue? – The Act authorizing the establishment of Historic Preservations Commissions. This is a new state of Connecticut bill. The bill offers protection of sites that are not within a historic district. We can work in conjunction with Zoning, but it should start with Zoning to get the ball rolling for something that would be town-wide.
4. The Town of Wethersfield wants to update the lights in the center of town to LED lights. They are replacing the globes. This will affect 38 light poles on Main Street.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Greenblatt, seconded by Commissioner Wurzer and a poll of the Commission, it was voted to ADJOURN the meeting at 10:23 PM.

Aye: Garrey, Ovian, Greenblatt, Wurzer

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Douglas Ovian  
-Clerk -