

The Wethersfield Historic District Commission held a Public Hearing on May 14, 2013 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
Douglas Ovian, Alternate
Paul Courchaine, Alternate

Members Absent: Cynthia Greenblatt, Clerk Pro Tem
John Maycock
Mark Raymond
Lisa Wurzer, Alternate

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

Commissioner Garrey called the meeting to order at 7:32 PM, and read the opening comments. Commissioner Rell, Clerk Pro Tem, read the Legal Notice as it appeared in the *Rare Reminder* on May 2, 2013.

APPLICATION NO. 4144-13. Erin and Scott Cremins seek to replace the wood garage door with a steel garage door at 89 Church Street.

Tim Gothers, 16 State Street, appeared before the Commission. There is an existing wood paneled door with no windows. It is rotting and doesn't operate. They would like to replace it with a recessed panel steel door with black carriage style hardware with arched windows on the top. It will be white in 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. 4145-13. Kate Milton seeks to construct a 6'x10' wood storage shed at 41 Garden Street.

Kate Milton, 41 Garden Street, appeared before the Commission. She would like to construct a 6'x10' wood storage shed. A plot plan was submitted. It will be located on the back right of the property with the doors facing out. It will have window boxes. It will be T11 sided and will have a double door. The trim is wood. It will have standard vinyl multi-pane windows. The color will match as close as possible to the house color. It is a beige color. The roofing material will match as closely to the house roofing as possible.

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. 4146-13. Amy and Brian Pierz seek to replace a section of fencing with a 6' wood privacy fence at 35 Foote Path Lane.

Brian Pierz, 35 Foote Path Lane, appeared before the Commission. There is now a split rail fence on the right of the property. It's starting to fail so they are going to replace it with a higher privacy fence. A plot plan was submitted. From the back property line to the back third of the house will be the privacy fence. They will maintain the split rail fence from that point to the front of the yard. They plan on using a cedar spruce or white cedar fence with a lattice top. There will be no gates and no transition piece from the split rail to the privacy fence. The fence is identical on both sides. The fence is 5' total.

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. 4147-13. Amy and Brian Pierz seek to 1) replace an existing garage bay with a new entryway to include a new window, door, steps and overhang with support brackets; 2) replace the existing side entrance door with a window; 3) install wood flower boxes and 4) construct a 16'x16' screened in porch on the rear of the house at 35 Foote Path Lane.

Brian Pierz, 35 Foote Path Lane, appeared before the Commission. They will take the right garage bay and replace it with a porch with a portico roof and two steps and a landing up to the house. Plans and drawings were submitted. The window to the left of the door will be removed. The existing door will be replaced with a window and the door will be moved. They will try to match the style as much as possible. They will also build a 16'x16' screened in porch with a boxed wood lattice bottom. The new window will be a Harvey double hung window with an aluminum clad exterior and muntins. The angle of the driveway will be changed by moving the existing pavers. The risers will be off-white Azek and the steps will be Ipe. The deck trim will be off-white. The roofing will match existing. The rise and pitch will match existing. The house has original windows. The sunroom has replacement wood windows. There will be wood, raised panel flower boxes. There will be two stairs. There will be square ballisters and a toe kick, and there will be two posts on each step. They aren't sure if there will be a railing, but if there is, it will be PVC fiberglass in 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. 4148-13. Scott and Bonnie Solberg seek to replace the current wood deck with a 15'x10' wood deck at 53 Foote Path Lane.

Scott Solberg, 53 Foote Path Lane, appeared before the Commission. Their existing deck is falling apart. They would like to build a 10'x15' wooden deck. It will be slightly wider than the existing deck. Photos/drawings were submitted. The deck will be wood. There will be 4" wood posts with a standard rail cap and square wood ballisters with a handrail and toe kick. The bottom will be wrapped in lattice. The steps will be where they are currently. The stair rails will match the deck rail.

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. 4149-13. Daniel and Jennifer Logan seek to install a wood fence on an unimproved lot on Garden Street which abuts their property at 35 Nott Street.

Michael Sipala, 41 Nott Street, and Jennifer Logan, 35 Nott Street, appeared before the Commission. They would like to put a 6' fence on the north side. There is an empty lot to rear of the existing house. Drawings were submitted. It is a 5' panel fence with a 1' Victorian top. There is also a 4' Victorian picket fence and there will be arbor vitae planted as well. There will be no transition piece where the 6' white cedar fence meets the 4' fence. The walk gate is marked on the drawings in the middle towards Garden Street. The fence posts will be 5'x5' with the same toppers. The walk gate matches the existing detail and black center gate hardware.

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. 4150-13. Peter Benson seeks to replace the existing wood sixteen (16) panel overhead garage door with wood true carriage style doors which open out at 31 Middletown Avenue.

Peter Benson, 31 Middletown Avenue, appeared before the Commission. He would like to replace the existing garage doors with double carriage doors that he built himself. They are swing-out doors. Drawings were submitted. The trim board will match existing. The window is wood core with aluminum on the outside. It is double paned with internal muntins. The frame around the window is hand-made from cedar to match the cap rail.

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. 4151-13. Bryon Kamay seeks to replace the wood garage door with a steel carriage style garage door and to replace two windows at 38 Hartford Avenue.

Bryon Kamay, 38 Hartford Avenue, appeared before the Commission. Photos were submitted. The two rear windows on the original house will be replaced. They will use Andersen 400 aluminum clad window with externally applied muntins, true divided light, to replace the double-hung window. The transom window will be an Andersen 400 fixed awning window. It will have no divisions. The garage is a single bay detached garage with a wood 16 panel door. The replacement door will be a carriage style and white in color. The exterior is steel. The panel design will have the same windows. It will have standard spade lift handles.

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. 4152-13. Town of Wethersfield seeks to replace the existing garage bay doors with steel garage bay doors at Fire House #1 located at 171 Main Street.

Rich Bailey, Fire Chief, 505 Silas Deane Highway, appeared before the Commission. There is a steel door with glass windows now. They would like to replace the door with a horizontal steel board door with a single row of windows (total of four windows for each door, except for the center door which will have five windows). The paneling has a raised finish.

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. 4153-13. Town of Wethersfield seeks to install a Fire Fighter Memorial at Fire House #1 located at 171 Main Street.

Mark Mahder, and Bob Lecrenier, 171 Main Street, appeared before the Commission. Photos were submitted. They would like to place the memorial on the right hand side by the flagpoles. It will be placed where the gig is now. The monument is 6' high. The footprint is a 5'x5' square. It will have a standard helmet cast in bronze on top of the monument. There will be a bronze bell hanging inside the monument. The monument is made of four panels of 2" granite. The base is polished chip black granite. There is wording on the plaques that will be etched into the granite.

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. 4136-13. Ardian Latifi seeks to install a 240 gallon above ground propane tank at 225 Middletown Avenue.

Applicant was not present.

Upon motion by Commissioner Courchaine seconded by Commissioner Rell, and a poll of the Commission, it was voted to close the public hearing, leaving Application 4136-13 open, and to open the public meeting.

Aye: Garrey, Rell, Courchaine, Ovia

APPLICATION NO. 4144-13. Erin and Scott Cremins seek to replace the wood garage door with a steel garage door at 89 Church Street.

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 Garrey stated that this is a very appropriate door for the structure and location. It's a flat panel steel door, not raised. He understands Commissioner Ovia's concern, but that is the owner's preference.

Commissioner Ovia stated that he has some concerns about it. The existing door is 16 panel. There are a lot of panels on this door – 24 without the top window. The current one is empty on the top row and this one has windows. It's awfully busy for the house that it's next to which is relatively plain in the front. It looks like 24 raised panels. The windows concern him. If you look at the windows, the curve and the muntin drops to create the curve. It's basically a dropped muntin to make the curve. He thought the owners came to us with a six light Craftsman style door recently. He doesn't know if what they are trying to do with the house is to evoke the Craftsman look. That's part of the problem with looking at the house and garage separately. This is pretty different from the existing.

Aye: Garrey, Rell, Courchaine

Abstain: Ovia

APPLICATION NO. 4145-13. Kate Milton seeks to construct a 6'x10' wood storage shed at 41 Garden Street.

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

1. The roof on the shed shall match the existing roof on the house.

Discussion

Commissioner Rell stated that this is better than some of the other sheds the Commission has seen recently.

Commissioner Garrey stated that this is a very nice standard shed.

Commissioner Ovia stated that this is a nice looking shed.

Aye: Garrey, Rell, Courchaine, Ovia

APPLICATION NO. 4146-13. Amy and Brian Pierz seek to replace a section of fencing with a 6' wood privacy fence at 35 Foote Path Lane.

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

Discussion

Commissioner Ovia stated that this is a deep lot. There are lots of woods behind there.

Aye: Garrey, Rell, Courchaine, Ovia

APPLICATION NO. 4147-13. Amy and Brian Pierz seek to 1) replace an existing garage bay with a new entryway to include a new window, door, steps and overhang with support brackets; 2) replace the existing side entrance door with a window; 3) install wood flower boxes and 4) construct a 16'x16' screened in porch on the rear of the house at 35 Foote Path Lane.

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

1. The front portico shall be supported by a standard wood bracket as shown on the drawings.
2. The railing for the new entryway shall be constructed of a composite material such as Azek on the color white. It shall be a standard colonial railing with a toe kick.
3. The lattice surround on the bottom of the screened porch shall be boxed wood lattice.

Discussion

Commissioner Garrey stated that he doesn't think the rail systems are any different than the risers. They look just like wood. He had in his mind that it's an Azek type PVC material. The Commission might want to stip it. He was concerned when reading the agenda because removing a garage bay and to make it into some other livable space, is not easy to do successfully, but he thinks that the way that they changed the door location, where the windows are located, the portico, the change in the pavers all work to make it successful.

Commissioner Ovia stated that his concern would be that if they're going to have a nice wood overhang over the door and if now there's going to be wood brackets and there is going to be a wood floor, the Azek is the riser, to him the riser is easier because it replicates a plain piece of wood better on the riser so he wouldn't necessarily read that as an unnatural material, but a wood decking is definitely going to look real and what's above it is going to look real ... When the applicant says PVC, he doesn't know if that means Azek PVC ...

Commissioner Rell stated that in his mind he thought that it would be a PVC typical railing, shiny plastic.

Aye: Garrey, Rell, Courchaine, Ovia

APPLICATION NO. 4148-13. Scott and Bonnie Solberg seek to replace the current wood deck with a 15'x10' wood deck at 53 Foote Path Lane.

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

Discussion

Commissioner Garrey stated that this is just a larger deck, similar to what's there but with a better rail design.

Commissioner Ovia stated that it's going to look better in scale with the house even though it's larger.

Aye: Garrey, Rell, Courchaine, Ovia

APPLICATION NO. 4149-13. Daniel and Jennifer Logan seek to install a wood fence on an unimproved lot on Garden Street which abuts their property at 35 Nott Street.

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 Ovia stated that normally we don't approve fencing this high that comes this far forward on a property line.

Commissioner Garrey stated that it's the 4' picket in the front. They only have the 6' behind the existing house. If they were bringing that 6' fence all the way to the front, he would have the same concern.

Commissioner Ovia stated it's evocative of other places we've seen, although they've used hedge mostly like the Meads, which comes forward to the road and there are gates there, and it will be a really beautiful development of an L shape to their property. It's a very nicely presented design. It will look good with both properties on either side of it.

Aye: Garrey, Rell, Courchaine, Ovia

APPLICATION NO. 4150-13. Peter Benson seeks to replace the existing wood sixteen (16) panel overhead garage door with wood true carriage style doors which open out at 31 Middletown Avenue.

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

Discussion

Commissioner Ovian stated that his only reservation is the glass, but the rest of it looks so fabulous.

Commissioner Garrey stated that he wasn't going there because the door that's there now is awful.

Aye: Garrey, Rell, Courchaine, Ovian

APPLICATION NO. 4151-13. Bryon Kamay seeks to replace the wood garage door with a steel carriage style garage door and to replace two windows at 38 Hartford Avenue.

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

Discussion

Commissioner Garrey stated that it's a very nice garage door. Every project that the homeowner does is very nice. This door only improves the façade of the outbuilding. You have that lined cedar shake on this garage.

Commissioner Ovian stated that unlike his reservation on the other one, it works in the back there to look at the house and look at the garage and that view isn't visible ... he thinks that is a reason to support the homeowner's choice. He is concerned about the doors with panel lines in them. He noticed one on the corner of Oldham and Chesterfield that has the lines on it and the vinyl ... it's clearly not ... because it's a vinyl door, it doesn't look like tongue and groove paneling. Doors are getting more ornate because manufacturers make them that way. Doors come and go.

Aye: Garrey, Rell, Courchaine, Ovian

APPLICATION NO. 4152-13. Town of Wethersfield seeks to replace the existing garage bay doors with steel garage bay doors at Fire House #1 located at 171 Main Street.

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

Discussion

Commissioner Garrey stated that he wouldn't want to see a flat door there. The doors that they have on there now are not appropriate. These doors are more appropriate than what was there.

Commissioner Ovian stated that the doors are of such large scale. You need the texture because they are as big as they are and you don't have the panels. He is a little concerned over jumping into an approval of it only because when the building was built there is all kinds of documentation about ... there was all kinds of discussion about what the building was trying to accomplish that would give us guidance on the doors and the monument, but doors come and go and he's more inclined to yield to the preferences of the owner on this.

Aye: Garrey, Rell, Courchaine, Ovian

APPLICATION NO. 4153-13. Town of Wethersfield seeks to install a Fire Fighter Memorial at Fire House #1 located at 171 Main Street.

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

Discussion

Commissioner Ovian stated that he loves what's there and he loves what this monument is attempting to do. This is such a historic fire department and their attempt to put that in their monument is laudable, but he thinks that this is something that should be reviewed by the whole Commission. He thinks they need more input. This hasn't had much publicity. Most of the public doesn't realize that something of this size is going up. It is a massive structure and it's a high traffic location. It creates a massing issue to have something that large that you can't see through. The wagon that was there went along with the building. This monument is beautiful but it is so different in style from the building and the rest of the block. If this were a residence, the Commission would never approve it as a matter of massing. He feels it will be well cared for, but it will continue to be shiny and very different ... what's nice about this is it reminds him ... he loves the pools at the World Trade Center and the quadrangles that they built... but it's a very smooth, sleek urban look that's completely at odds with the buildings around it. He's not saying that they have to keep the wagon. If they don't, then we have the nice open space that we appreciate having in that spot. That building was built with the setback it has that for a reason. Monuments that are going to be on Main Street that are going to be there forever are a huge responsibility and he would prefer that there is more consensus on this decision instead of a small group. This is a big decision and he would like to hear more arguments. Because it's already built, he doesn't want to deny it.

Commissioner Garrey stated that it's beautiful. He likes it. It's a lot of risk to build it before obtaining approval. He likes the granite and the etchings. It's a simple design and he likes the bell and the helmet idea. He thinks the pad is a good location for it. It's a nice memorial. We have a quorum. He doesn't think it's a massing issue for this building. He feels that you can't make a decision based on

the number of people in the room. We are approving the style and location. It's a piece of art. It's not supposed to match the building.

Commissioner Courchaine asked what the reason was for the building being set back. We have a quorum and the whole Commission doesn't have to hear this. Why is this monument on Main Street any different to the stone at Lucky Lou's? Did you all object to that? What about the Keeney Fountain? He has a big problem with this Commission doing design review because that is not what this Commission is supposed to do. We get into telling people what they should be designing and that's not what this Commission should be doing.

Commissioner Rell stated that he feels it is a huge massing issue. He concurs with most of what Commissioner Ovian has said. It may be just as large of a scale as what was there, but with the spindles on the wagon it doesn't look as obtrusive. This may be falling apart, in two or three years this may be covered in dirt and dust and you won't be able to see it. Are we approving the style, the location or the style and location? There is a monument at the fire station already. That is a typical memorial. This does not look appropriate to be in front of a brick firehouse which had the original intent to look like an agriculture barn.

Aye: Garrey, Courchaine

Nay: Rell, Ovian

The motion failed.

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

Discussion

Commissioner Ovian stated that he would like the firefighters to continue to be able to present what they want but he wants there to be a more thorough review by more commissioners on the next date.

Aye: Garrey, Rell, Ovian

Nay: Courchaine

MINUTES OF APRIL 23, 2013

Upon motion by Commissioner Rell, seconded by Commissioner Garrey and a poll of the Commission, it was voted to APPROVE the minutes of the April 23, 2013 meeting.

Aye: Garrey, Rell, Courchaine, Ovian

OTHER BUSINESS

Public comments on general matters of the Historic District

Doug Ovian stated that the Planning & Zoning meeting is being rebroadcast and you should watch it if you can.

Report of the Historic District Coordinator

1. A stop work order was issued at 38 Kenwood Road. They took all the aluminum siding off the house and were going to put up vinyl siding and a new roof. They had no building permit, no certificate of appropriateness, and they didn't come in front of the HDC. They are on the agenda for June 11, 2013.
2. At the next meeting on May 28, 2013, there will be an application for a new home to be built on Robbinswood.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Rell, seconded by Commissioner Ovian and a poll of the Commission, it was voted to ADJOURN the meeting at 9:27 PM.

Aye: Garrey, Rell, Courchaine, Ovian

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Michael Rell
-Clerk Pro Tem-