

The Wethersfield Historic District Commission held a Public Hearing on September 10, 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, Clerk  
Lisa Wurzer, Alternate

Members Absent: John Maycock, Clerk  
Mark Raymond  
Cynthia Greenblatt, 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 Ovian, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on August 29, 2013.

**APPLICATION NO. 4190-13.** Nathan and Erin Walpole seek to replace the wood front entry door at 11 Middletown Avenue.

Nathan Walpole, 11 Middletown Avenue, and Albert Vestro, DiGiorgio Roofing & Siding, appeared before the Commission. Photos were submitted. They would like to replace the existing six panel wood door with a six panel steel door. The hardware will match the existing. There will be no kick plate. The color will match existing and will be Mountainberry.

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. 4191-13.** Cactus Design LLC seeks to construct a shed dormer on the rear of the property on the third floor, construct two (2) dormers on the front of the property on the third floor and install windows on the gable ends on the third floor at 64 Old Pewter Lane.

Kristen Baltazar, 64 Old Pewter Lane, and Gary Vivian, Cactus Design, 43 Old Pewter Lane, appeared before the Commission. Drawings were submitted. They would like to finish out the third floor. They will add two doghouse dormers on the front. The dormers are 4'4" wide. The windows will match existing and will have full screens. They will have an 8/8 light pattern. They will be an Anderson wood window with white vinyl cladding. The rear dormer is pulled in a foot or two on each end. The vinyl siding will match existing. The shingles will match existing. They will possibly put the A/C condenser unit next to the Bilco door to the side of the door. The cover of the lines will be painted to match the downspout. The grids on the existing windows are snap-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. 4192-13.** John and Barbara Curran seek to demolish the existing horse barn and construct a 17'x14' storage shed at 34 Center Street.

John and Barbara Curran, 34 Center Street, appeared before the Commission. They will be using a Kloter Farms Classic Cape shed to the left of the garage. Photos were submitted. The shed will have a cupola. The shed will be 20' x 14' and it will be in the same location as the old horse barn. The 20' elevation will face front/road. The shed will have 4" reveal wood clapboard siding. It will be set on crushed stone and will have a platform ramp. There will be no shutters or window boxes. It will have vinyl 6/6 windows and a standard door as shown. The roof shingles will match the charcoal asphalt shingles on the house.

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. 4193-13.** Dante J. Boffi Design LLC seeks to construct a new single family home approximately 1800 square feet and 26' in height with an attached one (1) bay garage in a salt box design on property located on Jordan Lane and designated as Parcel 18 on Town of Wethersfield Assessor's Map 212.

Dante Boffi, Dante J. Boffi Design, 20 West Main Street, Avon, appeared before the Commission. A plot plan was submitted and a site plan was displayed. The proposed house will be a salt box design. It will be 38' x 32' and the garage will be 12'. It is on a 70' lot. There will be a condensing unit at the corner of the garage and the house. It will be fully landscaped. There will be downspouts on the corners. There will be standard K style gutters, white in color. All four elevations were submitted. There will be a running bond center chimney. There will be 4" exposure cedar clapboard. They will use architectural shingles in the color weathered wood. The windows will be 12/12, simulated divided light, and aluminum clad. They will use Pella windows which will be white in color. The windows come with a sill. All four sides will be wrapped. There will be a standard concrete foundation. The front and rear steps will be red brick with a brick landing. There will be no railings. They will use a standard somewhat weathered red brick. There will be three doors. The front will be a double plank door with arrow straps and arrow hardware. The side door is single. The doors will have a walnut finish. The garage doors will be the Wayne Dalton 9800 door. The garage and entry doors will be insulated fiberglass stainable doors. The exterior lighting will be a black coach style light. The chimney will be a masonry chimney using the same brick as the stairs. There will be a clay flue and a flat brick top. The furnace is direct vented. The rear door is a Pella 15 light French door. The basement windows will be crank-out windows. There will be three 14" x 28" slider windows. They will be gray aluminum. The cornerboards are standard 4". There will be a hatchway in the rear yard. Samples of the window and the roofing material were provided.

Commissioner Garrey 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 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. 4194-13.** Dante J. Boffi Design LLC seeks to construct a new single family home approximately 2200 square feet and 29' in height with an attached two (2) bay garage in a colonial design on property located on Jordan Lane and designated as Parcel 20 on Town of Wethersfield Map 212.

Dante Boffi, Dante J. Boffi Design, appeared before the Commission. Siding, trim, windows, doors, roofing, and brickwork will all be the same as Application #4193-13. There is 25' of frontage for the driveway. The house is 38' x 32'. The garage is 25' x 24'. There will be a wood cupola with a copper top. There will be four basement windows – three on the east side and one on the west side. They will use the same kit of parts for the doors. There will be a condenser unit. There will be a hatchway in the rear yard.

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. 4186-13.** Rebecca Dias seeks to construct a wood privacy fence in 6' and 4' heights with transition pieces at 33 Harmund Place. (Tabled at the August 27, 2013 meeting of the Historic District Commission. The last date to act is September 24, 2013).

Daniel Dias, 33 Harmund Place, appeared before the Commission. A plot plan was submitted. They would like to install a 6' privacy fence with no transition pieces. They would like to use a dog ear fence instead of a stockade fence. There will be no exposed posts and they will use standard hardware. There will be two matching standard 36" gates, one to the right side by the garage and one back gate. The neighbor has an existing chain link fence. The wood fence will be next to the chain link fence. The neighbor's fence is 3" from the property line. The new fence will also be 3" from the property line. The 6" strip in between the fences will be maintained by either the neighbor's landscaping company or the home owner.

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

William Curtin, 29 Harmund Place, via written correspondence, 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.

Upon motion by Commissioner Rell seconded by Commissioner Wurzer, and a poll of the Commission, it was voted to close the public hearing and to open the public meeting.

Aye: Garrey, Rell, Ovian, Wurzer

**APPLICATION NO. 4190-13.** Nathan and Erin Walpole seek to replace the wood front entry door at 11 Middletown Avenue.

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

1. The door shall be finished in the color Mountainberry.
2. The hardware shall match the existing.
3. There shall be no kick plate installed.

### **Discussion**

Commissioner Ovian stated that it's so close to the road that you really do want to have a great product there. It looks as good as what is there.

Commissioner Garrey stated that this is a nice door. It's considered minimal impact. What's there obviously isn't the original door.

Commissioner Rell stated that he typically doesn't support steel doors, but it has minimal impact on that particular house.

Aye: Garrey, Rell, Ovian, Wurzer

**APPLICATION NO. 4191-13.** Cactus Design LLC seeks to construct a shed dormer on the rear of the property on the third floor, construct two (2) dormers on the front of the property on the third floor and install windows on the gable ends on the third floor at 64 Old Pewter Lane.

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

1. The doghouse dormers shall be 4'4" in width.
2. The roofing on the dormers shall be architectural asphalt shingles to match the existing shingles on the roof.
3. The windows shall be Anderson 400 Series to match the existing.
4. The screens shall be full screens.

### **Discussion**

Commissioner Garrey stated that this house has had changes over the years and each change has been more successful than he would have originally thought. The addition of those dormers is a classic element. The house has a big enough roof so it can take those elements.

Commissioner Ovian stated that this is a pretty classic design.

Aye: Garrey, Rell, Ovian, Wurzer

**APPLICATION NO. 4192-13.** John and Barbara Curran seek to demolish the existing horse barn and construct a 17'x14' storage shed at 34 Center Street.

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

1. The shed shall be a 20' x 14' Kloter Farms Classic Cape.
2. The doors on the shed shall face the street.
3. The windows shall be vinyl in a 6/6 light pattern as presented.
4. The roof shingles shall match the garage and/or the house roofing shingles.

### **Discussion**

Commissioner Garrey stated if you're going to go with a standard pre-fab shed, Kloter Farms is one of the best products. The plot has plenty of area for a large shed.

Commissioner Wurzer stated that she didn't think that they were positive that the shingles on the shed matched the garage, so she thought the shingles were going to match the house.

Aye: Garrey, Rell, Ovian, Wurzer

**APPLICATION NO. 4193-13.** Dante J. Boffi Design LLC seeks to construct a new single family home approximately 1800 square feet and 26' in height with an attached one (1) bay garage in a salt box design on property located on Jordan Lane and designated as Parcel 18 on Town of Wethersfield Assessor's Map 212.

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

1. The roof shingles shall be in the color Weatheredwood.
2. The windows shall be Pella white aluminum clad in the light patterns as presented. The muntins shall be permanently affixed to the exterior.
3. The trim around the windows shall be 3" flat stock wood trim with wood sill trim of an appropriate dimension approximately 1½".
4. The trim around the doors shall be 4" flat stock wood trim.
5. The front and rear stairs as well as the chimney shall be constructed of brick in the patterns as presented.
6. The front door shall be a Therma Tru fiberglass door and shall be finish stained in the color Walnut.
7. The garage door shall be a Wayne Dalton Series 9800 fiberglass door and shall be finish stained in the color Walnut.
8. The hardware on the entry door and garage door shall be traditional black strap and handle.
9. The rear French door shall be a Pella door in a fifteen (15) light pattern with the muntins permanently affixed to the exterior.
10. The bulkhead shall be located on the rear southwest corner of the house.
11. There shall be three (3) gray aluminum slider basement windows. There shall be two (2) located on the rear elevation as presented and one (1) located on the west elevation as presented.

**Discussion**

Commissioner Garrey stated that when you look at that small piece of Jordan Lane, this really is a great design on its own, but with the mix of architecture it's a great colonial reproduction house.

Commissioner Ovian stated that it's always exciting when there's an opportunity for new construction in the District. The second home has minimal impact.

Aye: Garrey, Rell, Ovian, Wurzer

**APPLICATION NO. 4194-13.** Dante J. Boffi Design LLC seeks to construct a new single family home approximately 2200 square feet and 29' in height with an attached two (2) bay garage in a colonial design on property located on Jordan Lane and designated as Parcel 20 on Town of Wethersfield Map 212.

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

1. The roof shingles shall be in the color Weatheredwood.
2. The windows shall be Pella white aluminum clad in the light patterns as presented. The muntins shall be permanently affixed to the exterior.
3. The trim around the windows shall be 3" flat stock wood trim with wood sill trim of an appropriate dimension approximately 1½".
4. The trim around the doors shall be 4" flat stock wood trim.
5. The front and rear stairs as well as the chimney shall be constructed of brick in the patterns as presented.
6. The front door shall be a Therma Tru fiberglass door and shall be finish stained in the color Walnut.
7. The garage door shall be a Wayne Dalton Series 9800 fiberglass door and shall be finish stained in the color Walnut.
8. The hardware on the entry door and garage door shall be traditional black strap and handle.
9. The rear French door shall be a Pella door in a fifteen (15) light pattern with the muntins permanently affixed to the exterior.
10. The bulkhead shall be located on the rear southeast corner of the house.
11. There shall be four (4) gray aluminum slider basement windows. There shall be three (3) located on the east elevation as presented and one (1) located on the west elevation as presented.

**Discussion**

Commissioner Garrey stated that it's nice that they had already thought of anything that would have been a concern. They did a really nice job laying out the property.

Commissioner Rell stated that this was a very thorough application. The Historic District Coordinator did a great job briefing them.

Commissioner Ovian stated that it helps that there is an example of one of this man's buildings here already. It is a nice addition to the District.

Aye: Garrey, Rell, Ovian, Wurzer

**APPLICATION NO. 4186-13.** Rebecca Dias seeks to construct a wood privacy fence in 6' and 4' heights with transition pieces at 33 Harmund Place. (Tabled at the August 27, 2013 meeting of the Historic District Commission. The last date to act is September 24, 2013).

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

1. The fence shall be a wood 6' dog eared privacy fence and shall begin at the rear corners of the house.
2. There shall be two (2) 36" gates to be located at the rear of the property and at the front of the property as shown.
3. The fence shall be located 3" in from the property line on the south elevation to allow for maintenance of the property between the two fences.

### **Discussion**

Commissioner Garrey stated that normally you wouldn't look to put two fences so close together. One of them is an open fence, so it's not the worst case scenario. The Commission received written confirmation from the neighbor so he has no concerns.

Commissioner Ovian stated that he supports the installation. It would have been nice if one of those fences could have come down. They can co-exist. A six foot fence is pretty standard. It's not beyond what we've approved before. There is an advantage to the fence being in the back.

Commissioner Wurzer stated that it's just going to be straight stockade. It would have been nice to see some kind of detailing on the gate to soften it.

Commissioner Rell stated that while he typically is not a supporter of fences like this, we did approve a privacy fence on 41 Harman Place earlier this year. These are relatively new houses in the District and this will have minimal impact so he will support this one.

Aye: Garrey, Rell, Ovian, Wurzer

### **MINUTES OF AUGUST 27, 2013**

Upon motion by Commissioner Garrey, seconded by Commissioner Rell and a poll of the Commission, it was voted to APPROVE the minutes of the August 27, 2013 meeting.

Aye: Garrey, Rell, Ovian, Wurzer

### **OTHER BUSINESS**

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

None.

**Report of the Historic District Coordinator**

The IT department has been able to link the information from the new View Permit software and the GIS software to generate abutter's lists and labels for applications. This is much easier than the previous method. This new process automatically updates the property owner information so there is no need to double check the lists. This process is picking up more abutters as it works within a radius of the property instead of a blocking method.

**Correspondence**

None.

**ADJOURNMENT**

Upon motion by Commissioner Rell, seconded by Commissioner Wurzer and a poll of the Commission, it was voted to ADJOURN the meeting at 9:26 PM.

Aye: Garrey, Rell, Ovian, Wurzer

Respectfully Submitted

TOWN OF WETHERSFIELD  
HISTORIC DISTRICT COMMISSION

Douglas Ovian  
-Clerk Pro Tem -