

The Wethersfield Historic District Commission held a Public Hearing on January 28, 2014 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, Clerk
Douglas Ovian, Vice Chairperson
Chris Lyons
Cynthia Greenblatt, Alternate

Members Absent: Mark Raymond
Lisa Wurzer, Alternate
Damian Cregeau, 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 Maycock, Clerk, read the Legal Notice as it appeared in the *Rare Reminder* on January 16, 2014.

APPLICATION NO. 4229-14. Paul Croce seeks to install a stainless steel or copper chimney cap for a chimney liner on the rear chimney at 399 Main Street.

Paul Croce, 399 Main Street, appeared before the Commission. There will be an 8"x8" square cap that will be attached to the flue, not directly to the liner. The cap can be spray painted black. There are two flues but only one will be covered. There is an option to cover both flues. There is a pellet stove on the front of the house. The cap for the stack from the stove has already been spray painted black.

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. 4230-14. 165 Olde Main LLC seeks to demolish the existing three (3) bay garage and construct a new 45'x35' garage at 165 Main Street.

Jim Hughes, 135 Highland Street, appeared before the Commission. Drawings were provided. They had a partial collapse with the existing three bay garage. They would like to demolish the rest of existing garage and re-construct a 35'x45' three bay garage. They will correct the building line. The garage will be 45' across the front. It will have cottage dormers and a side door. The exterior walls will be T111. There will be one man door and three garage doors on the front. The garage doors will be 10'x10' and the garage will be 26' to 28' high. The roof will be architectural with a color from the pre-approved list. For the windows, he prefers a Mercury Excelum double hung 6/6 or 8/8, exterior permanent mulled. He prefers vinyl. His second choice is a Ply Gem aluminum clad window in 6/6 or 8/8 (sample provided). The windows would be white with white trim. If gutters are required, he would use a standard K-style gutter. The entrance doors (front and west side) would be standard 6 panel steel doors. The garage doors would be a traditional short square style with five panels. It would be white steel. There will be no windows on the doors. There will be no hardware. There will be a light between the person door and the garage door and to the right of the person door on the west side. The lighting will be standard coach lamps in black. A photo was provided. There will be no windows

along the 1st level. There will be a standard concrete foundation. There will be screening (shrubby) on Main Street (east side) if needed.

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. 4231-14. Payton Clancy seeks to replace the front picture window at 55 Hartford Avenue.

Payton Clancy and Tanya Heacock, 55 Hartford Avenue, appeared before the Commission. They would like to replace the picture window, which is original to the house. The rest of the house has newer windows. Drawings were submitted. They would like to use a Mercury Excelum Advantage Series window. It would have exterior grids raised 3/8" off the glass. They can use interior grids if necessary. The picture window would be replaced with three separate window units. The existing trim will remain. The addition has Andersen 400 windows in a 1/1 light pattern.

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. 4228-14. Bel Air Construction & Design seeks to amend Certificate of Appropriateness Number 4184-13 to change the dimensions of a second floor window to allow for code mandated egress at 66 Cedar Street. (Left open at the January 14, 2014 meeting. The last date to act is March 11, 2014.)

John Riemitis, 71 Barry Road, Manchester, appeared before the Commission. They need to add a window in the side bedroom on the 2nd floor for egress. Drawings were provided. The window was previously approved in a 4/1 light pattern. It will now have a 6/1 light pattern. They will use the same previously approved window manufacturer.

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 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, Maycock, Ovian, Lyons, Greenblatt

APPLICATION NO. 4229-14. Paul Croce seeks to install a stainless steel or copper chimney cap for a chimney liner on the rear chimney at 399 Main Street.

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

1. The chimney cap shall be stainless steel and painted black.

Discussion

Commissioner Garrey stated that if you're going to do a chimney cap, it's the best alternative because it's square and fitted to the top of the chimney cap and it is painted black. Where they've done masonry caps, they've done the whole thing. The cage is more contemporary looking.

Commissioner Ovia stated that he has a problem with it only because ... you can distinguish this approval from other denials that they've made because there is already a single stack that's been painted black elsewhere on the roof. Essentially, they're just covering a flue here. This approval is more consistent with the approval of the front stack than what they might otherwise require here, which is a cover on the entire chimney, which is what they intended to do on other properties of this era and that kind of chimney. The cover on just the flue is not as attractive.

Commissioner Greenblatt stated that she agrees. There is symmetry to covering the entire chimney. It's pleasing to the eye. If it's the desire of the homeowner to cover only one, there was a precedent on the home. This is only 8" tall so it won't be a very prominent profile.

Commissioner Lyons stated that there are multiple unpainted stainless steel caps in the district, partial and whole. Is there a maintenance issue for painting the caps? Why would we make him paint it?

Aye: Garrey, Maycock, Ovia, Lyons, Greenblatt

APPLICATION NO. 4230-14. 165 Olde Main LLC seeks to demolish the existing three (3) bay garage and construct a new 45'x35' garage at 165 Main Street.

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

1. The windows shall be Ply Gem Premium Clad with full divided light. The muntins shall be permanently affixed to the exterior. The light divisions shall be as presented.
2. Gutters in a "K" style in white aluminum shall be installed if required by building code.
3. The entry doors shall be six (6) panel steel doors as presented.
4. The garage doors shall be steel paneled as presented.
5. The entry doors shall each have one (1) rounded coach light in the color black as presented.

Discussion

Commissioner Garrey stated that it's quite a large change in a very large building. If it was going behind a house, he would have serious concerns, but it's a commercial building and a commercial style garage. He likes the T111 siding versus clapboard siding on it. It's massive, but he thinks the basic elements of it, the windows reflect well with the windows on the building. It's a very low profile, very large building.

Commissioner Ovian stated that given the commercial nature of the building in front of it and it's relatively tall stature, the lot can take the massing. He's not sure what the siding is going to look like in terms of the pattern. As long as it doesn't look synthetic and it lasts, it will be okay.

Aye: Garrey, Maycock, Ovian, Lyons, Greenblatt

APPLICATION NO. 4231-14. Payton Clancy seeks to replace the front picture window at 55 Hartford Avenue.

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

1. The picture window shall be the Andersen 400 with the requested light pattern.

Discussion

Commissioner Ovian stated that if some of the other windows in the house have already been changed to this 400 and there is talk of changing windows, he thinks that they could do an application to just do the grill attachment on the other windows so they don't have to replace them if they want to standardize to a light pattern. If they approve something that will work for all of the windows, there may be an advantage to that. He has a hard time approving this light pattern without something happening to the other windows. The Mercury Excelum windows are not the best choice for replicating a Colonial window.

Commissioner Garrey stated that he thinks without having seen a sample of the window proposed, they have worked with the Andersen 400 successfully with a Colonial light pattern and because they are talking about a multi-paned window for the center window which will be very prominent, a vinyl product, without seeing a vinyl product, they've approved some of them, in general the composite material is going to be much more successful in that window. You have two issues – a mix of windows and materials and manufacturers and now you have a mixture of light patterns as well. He understands that the homeowner would like to over time make the light pattern uniform but initially you have some non-uniformity to the property. He is more concerned about the type of window versus the light pattern. The stipulation of the brand is to move the motion forward and they can come back with an amendment to change the brand if necessary.

Commissioner Greenblatt stated that their goal is to unify the light patterns in the house. When you start with this one, it might just encourage them to move it along quickly. There will be a real contrast between the very Colonial front windows now and the other two that are facing the street.

Commissioner Lyons stated that he didn't know that we were in the habit of endorsing or not endorsing specific brands.

Nay: Garrey, Maycock, Ovian, Lyons, Greenblatt

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

Aye: Garrey, Maycock, Ovian, Lyons, Greenblatt

APPLICATION NO. 4228-14. Bel Air Construction & Design seeks to amend Certificate of Appropriateness Number 4184-13 to change the dimensions of a second floor window to allow for code mandated egress at 66 Cedar Street. (Left open at the January 14, 2014 meeting. The last date to act is March 11, 2014.)

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

Discussion

Commissioner Ovian stated that it's very hard to see the window. The light pattern is consistent with what's there.

Aye: Garrey, Maycock, Ovian, Lyons, Greenblatt

MINUTES OF JANUARY 14, 2014

Upon motion by Commissioner Maycock, seconded by Commissioner Lyons and a poll of the Commission, it was voted to APPROVE the minutes of the January 14, 2014 meeting as submitted.

Aye: Garrey, Maycock, Ovian, Lyons, Greenblatt

OTHER BUSINESS

Public comments on general matters of the Historic District

None.

Report of the Historic District Coordinator

None.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Ovian, seconded by Commissioner Maycock and a poll of the Commission, it was voted to ADJOURN the meeting at 8:36 PM.

Aye: Garrey, Maycock, Ovian, Lyons, Greenblatt

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

John Maycock
-Clerk -