

The Wethersfield Historic District Commission held a Public Hearing on May 13, 2014 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, Vice Chairperson
Mark Raymond
Chris Lyons
Cynthia Greenblatt, Alternate

Members Absent: John Maycock, Clerk
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 Garrey, read the Legal Notice as it appeared in the *Rare Reminder* on May 1, 2014.

APPLICATION NO. 4250-14. Isudin Huric seeks to construct a 6' wood fence at 10 Casey Lane.

Isudin Huric, 10 Casey Lane, appeared before the Commission. A plot plan was submitted. He would like to install a 6' dog eared wood fence with the good side facing out. There will be two 3'10" gates with an open design on top with standard latches. The fence will include the entire back property up to the rear corners of 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. 4251-14. Paula Ciarletto seeks to install replacement windows at 14 Harmund Court.

Paula Ciarletto, 14 Harmund Court, appeared before the Commission. She would like to install Harvey Classic double-hung vinyl windows. She currently has double-hung vinyl replacement windows in a 1/1 light pattern. She would like to replace one window on the front, two on the side, and three in the back.

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. 4252-14. William Donahue seeks to construct a PVC fence with a light attached to a corner post and to replace existing wood fencing with PVC fencing of the same design at 360 Hartford Avenue.

William Donahue, 360 Hartford Avenue, appeared before the Commission. A sample and photos of the fence were provided. They would like to add 15' of fence - 10' in a North-South direction then making an "L" in an East-West direction on the north side of the house to match what's on the south side. They will replace one section on the south side to replicate what will be on the north side with a quarter circle design. There will be a post on each side with a cap. The fence will be made of Azek and it will be painted. There is an existing lamp post, but only one is up. Another one will be installed on the new section. A third lamp will be installed on the south section. They are black wrought-iron lamp posts that 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. 4253-14. Tom and Erin Kennedy seek to replace the wood garage door with a steel garage door at 50 Center Street.

Tom and Erin Kennedy, 50 Center Street, appeared before the Commission. A photo and drawings were submitted. They would like to replace the existing wood garage door with a flat panel steel door. The windows will match in pattern. It will have 4 lights on the second panel. The door will be white. The only hardware will be the opener.

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. 4254-14. Celia Gomes seeks to replace three (3) wood windows with fiberglass windows at 96 Harmund Place.

Celia Gomes, 96 Harmund Place, appeared before the Commission. She would like to replace the picture window and two side windows with three fiberglass windows. She would like to use Marvin Infinity fiberglass windows. A sample window was provided. The windows currently have snap-in grids. She will match existing light pattern and they will have snap-in grids. There will be two double-hung windows, one on each side of the window. It will be replaced as one unit.

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. 4255-14. Lauren Iser and Israel Caro III seek to extend a portion of the roof line to match the existing 4 pitch roofing, demolish and rebuild the back porch and demolish a deck at 76 Marsh Street.

Israel Caro III and Angel Lovedo, 76 Marsh Street, appeared before the Commission. They would like to extend the roof line, matching the pitch. They will extend the wall up and move the windows over above the first floor window. The style, material, siding, trim will match existing. The porch will be rebuilt exactly as is with the same column and rail design, like for like to code. They will refurbish the deck to code. The deck currently has wood lattice.

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. 4256-14. David and Richard Kuzmak seek to (1) construct a 46' long retaining wall 6' in height or less; (2) install a 44" black iron fence; (3) demolish three concrete pads; (4) demolish a small retaining wall in the southeast corner; (5) demolish and relocate a section of sidewalk; (6) construct metal roofing hoods over area ways and (7) remove existing landscaping and install new landscaping at 250 Main Street.

David Kuzmak, 20 Tryon Farm Road, South Glastonbury, David Luz, 250 Main Street, appeared before the Commission. This began as a project to resolve moisture issues. Photos were submitted. They would like to remove the retaining wall and build a new concrete interlocking block wall. There will be a fence to cap the wall. The wall will be less than 6'. The fence is galvanized and black. It is 44". They will have plantings to cover the wall. There are three concrete pads. One will be removed. The other two will be moved closer to the wall. They would like to remove the landscaping on Marsh Street. They do not want to include #6 above in this application right now. They will come back with a plan. They will also come back with a landscaping plan. They would like to move a section of the sidewalk 6 to 8' away from the building out of the drip line. It will be a standard concrete walk.

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. 4257-14. Matt and Sarah Westergard seek to install wood fencing at 11 Hartford Avenue.

Matt and Sarah Westergard, 11 Hartford Avenue, appeared before the Commission. Plot plans and photos were submitted. They would like to install a 4' high white picket wood fence and 3' high split rail fence with Yard Guard as designated on the plot plan. The Yard Guard will be black. There will be two gates, one on each side of the house. It will be a 4' white picket gate with standard hardware. The split rail will have standard posts. There will be caps on every post on the picket fence. The split rail will be natural in color. The picket fence will also come natural, but they will paint it white eventually.

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

Kathy Williams, 15 Hartford Avenue, spoke in favor of the application.

Commissioner Garrey asked whether there was anyone else 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. 4258-14. Williamsburg Condominium Association seeks to replace the trim boards on the entirety of the complex with Azek trim and to replace the wood cedar shake and vertical cedar on the rear of the buildings only with vinyl Cedar Impressions 7" straight edge shingles at 1-31 Spring Street and 10-12 Wells Road.

Laura Knott-Twine, 43 Spring Street, and Phil Lombardo, 139 Centerbrook Drive, appeared before the Commission. Photos of the property and samples of the product were provided. The clapboard siding will remain as is. Nothing from the street will change color or shape. The fascia, soffits, and trim will be replaced with Azek. For the back of the property, they would like to use Certainteed Cedar Impressions siding with mitered corners to match existing. The colors will be Forest and Sterling Grey. The front remains as is with Azek trim. Any brick will remain brick. Trim boards 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. 4259-14. Claire Carney seeks to replace the wood windows with fiberglass simulated divided light windows at 16 Raynor Lane.

Claire Carney, 16 Raynor Lane, and Al Vestro, DiGiorgio Roofing & Siding, appeared before the Commission. A sample of the proposed window was provided. They would like to use Infinity by Marvin simulated divided light fiberglass windows in the same style and light pattern. They are full replacement windows. They will remove the existing storms and they will have ½ screens. The color will be Sierra. They will be replacing all 19 windows on the house. There will be no change to the existing trim.

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. 4260-14. Daniel Sehl seeks to construct an 18' x 33' x 52' above ground pool with an 8' x 16' attached deck and to construct a 6' wood stockade fence to screen the pool at 293 Middletown Avenue.

Daniel and Deborah Sehl, 293 Middletown Avenue, appeared before the Commission. They would like to install a 52" high pool. A plot plan was submitted. The pool will be next to the garage. There is an existing deck. They will screen the pool with a fence and one gate. The fence will be standard 6' stockade and will be cedar. The fence will have flat posts. The gate matches the fence. The hardware will be on the inside of the gate. There will be an open wood deck and open stairs. There will be a gate on top of the stairs with no latch.

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 Raymond seconded by Commissioner Greenblatt, 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, Raymond, Lyons, Greenblatt

APPLICATION NO. 4250-14. Isudin Huric seeks to construct a 6' wood fence at 10 Casey Lane.

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

1. The fence shall be a 6" wood dog eared stockade fence with the good side facing out towards the neighbors.

Discussion

Commissioner Ovian stated that they recently had a successful installation on Harmund Place. It will be successful here too.

Aye: Garrey, Ovian, Raymond, Lyons, Greenblatt

APPLICATION NO. 4251-14. Paula Ciarletto seeks to install replacement windows at 14 Harmund Court.

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

Discussion

Commissioner Garrey stated that this house doesn't have the original windows. This is a like for like since the windows have been replaced already. Luckily, they are a 1/1 design.

Commissioner Greenblatt stated that they have seen these windows before. It's just replacing existing windows. It's a straightforward application.

Commissioner Ovian stated that they are matching existing on this building so it is distinguishable from other applications.

Aye: Garrey, Ovian, Raymond, Lyons, Greenblatt

APPLICATION NO. 4252-14. William Donahue seeks to construct a PVC fence with a light attached to a corner post and to replace existing wood fencing with PVC fencing of the same design at 360 Hartford Avenue.

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

1. The construction of the fence shall be with an Azek type material with a light attached to the post on the north side.
2. The south side of the fence shall be constructed in the same material in the same design to match the existing.
3. All fencing material shall be painted to match the existing.
4. The lights shall match the existing.

Discussion

Commissioner Garrey stated that they haven't seen a synthetic fence before that replicated wood. He has been waiting to see this because this is the right way to do a synthetic application. He is looking forward to seeing it executed.

Commissioner Ovian stated that it's a beautiful fence. The exhibit showed how there are synthetic materials that have advanced to the point where they replicate the look of the existing.

Commissioner Raymond stated that he likes that they are going to match both sides. It's a gorgeous fence to begin with, but to balance it out on both sides ...

Aye: Garrey, Ovian, Raymond, Lyons, Greenblatt

APPLICATION NO. 4253-14. Tom and Erin Kennedy seek to replace the wood garage door with a steel garage door at 50 Center Street.

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

1. The garage doors shall be flat panel steel doors in the color white and shall each have a row of four (4) window panels.

Discussion

Commissioner Garrey stated that they have used the door before. If you are going to have a wood to steel replacement, this is the best way to go with a flat panel that really mimics the existing door.

Commissioner Ovian stated that the challenge in some ways will be what to match – the vinyl siding or the steel door, the whole issue of what are you left with. The white synthetic doors, whether garage or home, are being purchased because people want to minimize the maintenance. There are times when paint is what unifies the look of something. In this particular instance, where there is so much going on here, he would allow the steel door to remain unfinished. Where they are going with the rest of the building is up in the air.

Aye: Garrey, Ovian, Raymond, Lyons, Greenblatt

APPLICATION NO. 4254-14. Celia Gomes seeks to replace three (3) wood windows with fiberglass windows at 96 Harmund Place.

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 Greenblatt stated that it's a window that has been used before throughout the District.

Commissioner Ovian stated that it's basically a like for a like, more a repair than a change.

Commissioner Garrey stated that the thing that makes it more of a like for a like is that's it's a snap in grid for a snap in grid.

Aye: Garrey, Ovian, Raymond, Lyons, Greenblatt

APPLICATION NO. 4255-14. Lauren Iser and Israel Caro III seek to extend a portion of the roof line to match the existing 4 pitch roofing, demolish and rebuild the back porch and demolish a deck at 76 Marsh Street.

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

1. The front and rear porch shall be replaced "in kind" meeting current building codes.
2. The columns on the front and rear porch shall be replaced with turned fiberglass columns.
3. The front right second story window shall be moved in the same plane as the first floor window.
4. The two (2) rear windows on the rear second story shall be replaced with wood single pane true divided light windows to match the existing and shall be in line with the other windows on the same plane.
5. There shall be skirted with wood picture framed lattice.

Discussion

Commissioner Garrey stated that the property is very visible with a checkered history. It will be nice to see it restored to its original glory.

Commissioner Ovian stated that it's a challenge to think what they might be doing to the building. They have chosen a very logical course. The idea of the hip roof is a great one. It will be a great improvement to the property while retaining the spirit of the place now. It's a good example of how to do a project.

Aye: Garrey, Ovian, Raymond, Lyons, Greenblatt

APPLICATION NO. 4256-14. David and Richard Kuzmak seek to (1) construct a 46' long retaining wall 6' in height or less; (2) install a 44" black iron fence; (3) demolish three concrete pads; (4) demolish a small retaining wall in the southeast corner; (5) demolish and relocate a section of sidewalk; (6) construct metal roofing hoods over area ways and (7) remove existing landscaping and install new landscaping at 250 Main Street.

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

1. The existing three (3) concrete pads shall be demolished and two (2) concrete pads shall be constructed and shall abut the new retaining wall.
2. The request to construct metal roofing hoods over area ways shall not be considered in this application and shall be applied for in a new Certificate of Appropriateness at a later date.
3. The request to demolish the existing landscaping shall be approved and the new landscaping plan shall be applied for in a new Certificate of Appropriateness at a later date.

Discussion

Commissioner Garrey stated that it's a radical change but not an inappropriate change to have a black metal fence. It will be a very large wall but they've done a good job designing it to be as minimally invasive as possible with the way the wall is turned and the landscaping. It will be a lot less imposing than we think it is. It will be a radical change.

Commissioner Ovian stated that the height was his major concern. The 6' height is a standard fence height in many of the tighter areas. They have a preservation obligation, but it would be hard to understate how important that vista is, but over time, people will get used to it.

Commissioner Greenblatt stated that it's an ambitious project but she thinks it could be beautiful.

Commissioner Lyons stated that he's not shot in the arm about the block on the Silas Deane Highway, but with the ivy covering it and the fence ...

Aye: Garrey, Ovian, Raymond, Lyons, Greenblatt

APPLICATION NO. 4257-14. Matt and Sarah Westergard seek to install wood fencing at 11 Hartford Avenue.

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

Discussion

Commissioner Garrey stated that this is a tight spot, but it is a nice solution.

Commissioner Ovian stated that this is a very non-imposing fence that accomplishes what most homeowners are looking for.

Commissioner Greenblatt stated that the 3' size is perfect.

Aye: Garrey, Ovian, Raymond, Lyons, Greenblatt

APPLICATION NO. 4258-14. Williamsburg Condominium Association seeks to replace the trim boards on the entirety of the complex with Azek trim and to replace the wood cedar shake and vertical cedar on the rear of the buildings only with vinyl Cedar Impressions 7" straight edge shingles at 1-31 Spring Street and 10-12 Wells Road.

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

1. The corners shall be mitered where the Certainteed Cedar Impressions shall be used.

Discussion

Commissioner Garrey stated that it's nice that these are wood and brick buildings. They have successfully used Cedar Impressions. He doesn't want to see the whole building go to vinyl siding, but where you have the most public view, they are looking to replace the trim with Azek which will be no impact and will read like painted wood.

Commissioner Ovian stated that the natural ones require nourishment every few years and most community groups can't pull that off. He feels that Ms. Knott-Twine will make sure that the most important elements to the District will remain authentic while trying to give the rest of her residents some relief where she can.

Aye: Garrey, Ovian, Raymond, Lyons, Greenblatt

APPLICATION NO. 4259-14. Claire Carney seeks to replace the wood windows with fiberglass simulated divided light windows at 16 Raynor Lane.

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

1. The windows shall be Marvin Infinity fiberglass simulated divided light in the color Sierra to match existing light pattern.

Discussion

Commissioner Garrey stated that they've used these windows in the past. They always struggle with the fact that this is a gorgeous Colonial reproduction home and the elements that are on it are very classic and traditional elements, but he thinks they have used SDL windows to replicate wood true divided light windows. These have been successful doing that to the extent possible. He didn't have a specific problem with the channels. The window itself is significantly better in design than some of the other replacement windows they have seen.

Commissioner Raymond stated that he agrees with Commissioner Garrey.

Commissioner Ovian stated that the homeowner has done a beautiful job with the elements that she has done so far so it is not without a great deal of thought that he would choose to think that this is not the best application for them to approve. The window itself doesn't replicate the look of a wood window in part because of all of the channels that are exposed in the sample window. Those channels are not present in a wood window. They are also not present in some SDL windows of either wood or other materials that don't have all the channels exposed around the perimeter of the window. Those channels read quite strongly to the streetscape as being replacement windows. Almost more so than the other reason why he thinks that an SDL wood window would be a better choice for this property is that these windows were never meant to be painted and without paint on the window you aren't going to be able to replicate the look of this particular house. This house was built with the look of a Colonial reproduction. It differs from the other houses in the neighborhood in part because it is a showpiece of Bosworth's construction. He thinks that there are still better choices. If the selection process takes just a little longer, he thinks that the homeowner will be the one who benefits as much as the community. He suggests a no vote on this.

Commissioner Greenblatt stated that it's good for the homeowner to hear how those channels will show from the street. It would be up to the homeowner to take what's being said with a great deal of seriousness. Maybe the homeowner hasn't considered how it will look after it's done.

Commissioner Lyons stated that when Commissioner Ovian asked that question about it going up against the trim, the salesperson confirmed that the channels will be very busy.

Aye: Garrey, Raymond

Nay: Ovian, Lyons, Greenblatt

Motion Failed.

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

Discussion

Commissioner Ovia stated that this process is still one that is continuing so it is appropriate to table it without additional cost to the homeowner.

Commissioner Greenblatt stated that one of her main reasons for tabling is to give the homeowner time to think about what Commissioner Ovia pointed out which she herself didn't realize until she saw the product right in front of her.

Aye: Garrey, Ovia, Raymond, Lyons, Greenblatt

APPLICATION NO. 4260-14. Daniel Sehl seeks to construct an 18' x 33' x 52' above ground pool with an 8' x 16' attached deck and to construct a 6' wood stockade fence to screen the pool at 293 Middletown Avenue.

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

Discussion

Commissioner Garrey stated that you have very deep lots on Middletown Avenue. It doesn't appear to be imposing as on some of the smaller lots. The fence is a perfect screening.

Commissioner Ovia stated that the reality is that you may see some of the gate. He thinks that there are some properties where the fig leaf of a fence works and this is one where it will work nicely.

Commissioner Greenblatt stated that on the plot plan, that is 75' from the street.

Aye: Garrey, Ovia, Raymond, Lyons, Greenblatt

MINUTES OF APRIL 22, 2014

Upon motion by Commissioner Ovia, seconded by Commissioner Greenblatt and a poll of the Commission, it was voted to APPROVE the minutes of the April 22, 2014 meeting as submitted.

Aye: Garrey, Ovia, Lyons, Greenblatt

OTHER BUSINESS

PRE-APPLICATION HEARING – Tom and Erin Kennedy seek to discuss plans to construct a 30' x 30' addition, replace the asbestos siding, and construct a two (2) car garage at 107 Garden Street – Plans and photos were submitted and discussed.

Public comments on general matters of the Historic District

Claire Carney, 16 Raynor Lane, expressed her concern regarding the application being tabled.

Report of the Historic District Coordinator

The Heritage Trail Committee is expediting the project and will get the HDC involved soon. They are having a meeting at the Keeney parking lot at 4:30 p.m. on Thursday. They will discuss specific signs and locations. Kristin will attend the meeting. They plan on having future public hearings.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Greenblatt, seconded by Commissioner Ovian and a poll of the Commission, it was voted to ADJOURN the meeting at 10:04 PM.

Aye: Garrey, Ovian, Raymond, Lyons, Greenblatt

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Douglas Ovian
-Clerk -