

The Wethersfield Historic District Commission held a Public Hearing on October 14, 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/Clerk Pro-Tem
Chris Lyons
John Aforismo, Alternate

Members Absent: John Maycock, Clerk
Mark Raymond
Damian Cregeau, Alternate
Lisa Wurzer, 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, read the Legal Notice as it appeared in the *Rare Reminder* on October 2, 2014.

APPLICATION NO. 4301-14. David and Margaret Aparo seek to replace four (4) basement windows at 17 Willard Street. (Left Open at the September 9, 2014 meeting. The last date to act is October 28, 2014.)

Eric Lindgren, Contractor, 24 Silver Hill Road, Derby, appeared before the Commission. Drawings were submitted. They would like to replace the four basement windows. They will remove the frame and the windows and will replace them with aluminum clad 5/8" putty bead custom built windows in an awning style. They will be simulated divided light.

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. 4312-14. Barbara Guglietta seeks to retain the installation of a metal handicap ramp at 36 Oldham Road.

Barbara Guglietta, 36 Oldham Road, appeared before the Commission. A standard metal handicap ramp has been installed from the rear door forward.

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

Rich and Meher Shulman, 40 Oldham Road, 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. 4313-14. Thang and Donna Nguyen seek to construct a 6'x12' open porch on the front of the residence at 404 Middletown Avenue.

Thang Nguyen, 404 Middletown Avenue and Ray Leonard, Contractor, 53 Troy Street, West Hartford, appeared before the Commission. They would like to construct an open porch with square corner posts. They will have square fluted columns or plain square columns. The stairs and decking are composite wrapped in white. The skirting will be wrapped boxed lattice in PVC. The vinyl siding will match. They will keep the existing lighting. He will cut valleys off the new roof. The gutter will be an "L" shape on both sides.

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. 4314-14. Peter Benson seeks to install a chimney cap at 275 Main Street.

Peter Benson, 31 Middletown Avenue, appeared before the Commission. He would like to install a square black chimney cap the same size as the top of the chimney. It will be a single flue. Photos were submitted.

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

James Campbell, 305 Hartford Avenue, spoke in favor of the application.

Larry Sibowski, 250 Pine Lane, spoke in favor of the application.

Tim Gothers, 16 State Street, 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. 4315-14. John Martin seeks to install a 10'x14' storage shed in the rear yard at 27 Nott Street.

John Martin and Amy Zima, 27 Nott Street, appeared before the Commission. A plot plan was submitted. They would like to install a 10'x14' Kloter Farms Cape Storage shed in between the house and the driveway. The door faces Knott Street. There is a single door and a window facing the driveway. The asphalt shingles will be a dark color. The shed will sit on crushed stone. They will match the vinyl siding to the house. It will have wood doors and a wooden ramp. There will be blue shutters to match the house. The house vinyl is a smooth texture. The homeowner has no preference for the texture of the vinyl.

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. 4316-14. Jonathan and Kaitlin Palmer seek to remove the wood clapboard on the bottom ½ of the house and replace with cement board clapboard siding, remove and replace the wood siding on the top ½ of the house in kind, remove the windows on the front porch and return it to an open porch, and install two (2) metal handrails on the front steps at 311 Garden Street.

Tim Gothers, 16 State Street, and Jonathan and Kaitlin Palmer, 311 Garden Street, appeared before the Commission. The clapboard on the bottom of the house will be cement siding with the same reveal. The top of the house will be replaced with a like for like material. They will add a metal handrail so there will now be two handrails. The storm windows on the porch will be removed. The porch will be open. They will be changing the trim if necessary. The trim will be wood. The aluminum awnings will be removed.

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. 4317-14. Jon Signor seeks to replace the existing windows with vinyl replacement windows at 107 State Street.

Jon Signor, 107 State Street, appeared before the Commission. He would like to replace the existing windows with Certainteed Devon II vinyl windows in a 6/1 light pattern. The owner is open to 1/1 windows.

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. 4318-14. Sean Fournier seeks to replace the existing aluminum siding on the garage with vinyl siding at 13 River Road.

Sean Fournier, 13 River Road, appeared before the Commission. He would like to replace the aluminum siding on the garage with vinyl siding. The siding on the garage matches the house right now. The garage aluminum siding is damaged. The siding on the garage will have the same color and reveal. The corner boards will match the siding. The trim will be white wrapped aluminum. The siding is Certainteed 4½" double lap in the color Russet Red by Cell Wood. It will not have a smooth 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. 4319-14. Rick Garofalo seeks to construct a 12'x16' shed in the rear yard at 6 Avalon Place.

Rick Garofalo, 6 Avalon Place, appeared before the Commission. He would like to install a 12'x16' shed in the back corner of the property. It is a Kloter Farms Garden Special Cape shed. It will have T111 siding, wood trim and wood doors. There will be a wooden ramp to the side. It will have two double doors. A plot plan was submitted. The front door will have transoms over it. The right gable side will have a door, but with no transoms. The windows will be aluminum. There will be black strap hardware. The back side will be blank.

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. 4320-14. Doug Schumann and April Brackett seek to amend Certificate of Appropriateness number 4184-13 to change the materials of the patio entrance and rear entrance of the addition from cement to wood at 66 Center Street.

April Brackett, 66 Center Street, appeared before the Commission. On the back entrances to the house (main entrance and patio entrance), the risers and steps were going to be concrete to match the front of the house with pre-cast concrete steps. They will need more risers than originally planned so they would like to use wood instead. The porch will be wood supported by concrete piers. The risers will be Azek. The steps will be Trex on top of pressure treated wood. A sample was provided. It will be a grey color. The railings will be white Azek. The banisters will be white Azek. The columns will be Azek. The owner has no preference between smooth or textured decking. Drawings were submitted. They would like to leave the skirting open.

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 Ovian seconded by Commissioner Lyons, 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, Lyons, Aforismo

APPLICATION NO. 4301-14. David and Margaret Aparo seek to replace four (4) basement windows at 17 Willard Street. (Left Open at the September 9, 2014 meeting. The last date to act is October 28, 2014.)

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

Discussion

Commissioner Ovian stated that this is a nice product for cellar windows.

Commissioner Garrey stated that the basement windows are exposed and prominent so it's nice to have a good product like this.

Aye: Garrey, Ovian, Lyons, Aforismo

APPLICATION NO. 4312-14. Barbara Guglietta seeks to retain the installation of a metal handicap ramp at 36 Oldham Road.

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 handicap ramps are one of the necessary things in life and it is off of a side door. The neighbor who is most affected spoke in favor of it.

Aye: Garrey, Ovian, Lyons, Aforismo

APPLICATION NO. 4313-14. Thang and Donna Nguyen seek to construct a 6'x12' open porch on the front of the residence at 404 Middletown Avenue.

Upon motion by Commissioner Ovian 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 has concerns because the kinds of porticos you see on Middletown Avenue tend to be pretty utilitarian. A lot of effort went into the design of this house and trying to evoke a Colonial design because there were five period homes next to it. It was constructed using modern materials but it was approved as a Cape without a porch on it in hopes that it would look in place with the other homes next to it. If they go ahead with the currently proposed design, the home isn't going to look like a Colonial reproduction. That particular stretch is the most beautiful section of Middletown Avenue.

Commissioner Garrey stated that porches have been added to Colonial structures. It doesn't read as a historic Colonial home. It's a standard Cape. The portico reads like the portico across the street. It's Middletown Avenue. It's not a historic house. It's what the homeowner wants.

Commissioner Lyons stated that they just approved a two story addition in that section of Middletown Avenue.

Aye: Garrey, Lyons, Aforismo

Nay: Ovian

APPLICATION NO. 4314-14. Peter Benson seeks to install a chimney cap at 275 Main Street.

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

Discussion

Commissioner Garrey stated that they have had a lot of conversations with the property owner. He conformed to what they had discussed.

Aye: Garrey, Ovian, Lyons, Aforismo

APPLICATION NO. 4315-14. John Martin seeks to install a 10'x14' storage shed in the rear yard at 27 Nott Street.

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

1. The siding shall be T-111.

Discussion

Commissioner Garrey stated that whether you have smooth or textured vinyl siding, it's never going to match the house exactly, so with a shed, he prefers the T-111. It can be stained or painted to match. At least if the color doesn't match, the materials don't match and it will just look like an outbuilding.

Aye: Garrey, Ovian, Lyons, Aforismo

APPLICATION NO. 4316-14. Jonathan and Kaitlin Palmer seek to remove the wood clapboard on the bottom ½ of the house and replace with cement board clapboard siding, remove and replace the wood siding on the top ½ of the house in kind, remove the windows on the front porch and return it to an open porch, and install two (2) metal handrails on the front steps at 311 Garden Street.

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

Discussion

Commissioner Ovian stated that they are proceeding very nicely with this home.

Commissioner Garrey stated that it's nice to see someone remove cedar siding and replace in kind. The open porch will be a beautiful restoration.

Aye: Garrey, Ovian, Lyons, Aforismo

APPLICATION NO. 4317-14. Jon Signor seeks to replace the existing windows with vinyl replacement windows at 107 State Street.

Upon motion by Commissioner Ovian 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 Certainteed Devon II simulated divided light windows in a vertical 2/2 light pattern with the muntins permanently affixed to the exterior.
2. The third story attic windows shall be Certainteed Devon II simulated divided light windows and shall retain the same light pattern as currently exists with the muntins permanently affixed to the exterior.

Discussion

Commissioner Garrey stated that those windows on that section of street are all 1/1, but he likes the windows in a 2/2 pattern. The homeowner has an interest in adding some architecture to the windows.

Commissioner Ovian stated that they need to decide whether they want the division or not. The owner wants vinyl in 1/1 but he's willing to do the aluminum clad. The Certainteed window was nicer. He would feel more comfortable approving a pattern if he could have seen how it was going to look.

Aye: Garrey, Ovian, Lyons, Aforismo

APPLICATION NO. 4318-14. Sean Fournier seeks to replace the existing aluminum siding on the garage with vinyl siding at 13 River Road.

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

Discussion

Commissioner Garrey stated that they have heard this several times. The homeowner has made valid attempts through retail establishments to find the smooth siding. He doesn't have any desire to do the house at this point. He can live with the garage change.

Commissioner Ovian stated that he can live with the garage change too. When you have a DIY, it's a harder thing to pull off. If he comes back to do the house, they will have something to judge it by. If the garage looks good, then they won't have any problem approving it.

Aye: Garrey, Ovian, Lyons, Aforismo

APPLICATION NO. 4319-14. Rick Garofalo seeks to construct a 12'x16' shed in the rear yard at 6 Avalon Place.

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

Discussion

Commissioner Ovian stated that they have had good luck with these sheds in the District. The shed will work in this neighborhood as well.

Aye: Garrey, Ovian, Lyons, Aforismo

APPLICATION NO. 4320-14. Doug Schumann and April Brackett seek to amend Certificate of Appropriateness number 4184-13 to change the materials of the patio entrance and rear entrance of the addition from cement to wood at 66 Center Street.

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 columns shall be constructed of a composite material.
2. The stairs shall be pressure treated wood with Azek risers and skirting. Trex in the color grey shall be used on the runs and the landing.
3. The railing shall be a white composite material with square balusters, toe kick, and a standard rounded handrail.

Discussion

Commissioner Ovian stated that this is a big project and they have made some real progress, especially with the new builder. So far all of the changes make sense.

Commissioner Garrey stated that he agrees with the homeowner that the pre-cast concrete stairs are like structures. This will be a nice change.

Aye: Garrey, Ovian, Lyons, Aforismo

MINUTES OF SEPTEMBER 23, 2014

Upon motion by Commissioner Lyons, seconded by Commissioner Aforismo and a poll of the Commission, it was voted to APPROVE the minutes of the September 23, 2014 meeting as submitted.

Aye: Garrey, Ovian, Lyons, Aforismo

OTHER BUSINESS

Public comments on general matters of the Historic District

1. Kristin presented new roofing materials from Certaineed Highland Slate and Owens Corning Devonshire.

Upon motion by Commissioner Garrey seconded by Commissioner Ovian and a poll of the Commission, it was voted to deny the use of these shingles as pre-approved roof shingles. These styles will need to be applied for and decided upon on a case-by-case basis.

Aye: Garrey, Ovian, Lyons, Aforismo

2. Chimney Caps

Upon motion by Commissioner Ovian seconded by Commissioner Garrey and a poll of the Commission, it was voted to grant Kristin Stearley as Historic District Coordinator administrative approval for chimney caps.

Aye: Garrey, Ovian, Lyons, Aforismo

Report of the Historic District Coordinator

None.

Correspondence

None.

ADJOURNMENT

Upon motion by Commissioner Ovian, seconded by Commissioner Lyons and a poll of the Commission, it was voted to ADJOURN the meeting at 9:24 PM.

Aye: Garrey, Ovian, Lyons, Aforismo

Respectfully Submitted

TOWN OF WETHERSFIELD
HISTORIC DISTRICT COMMISSION

Douglas Ovian
-Clerk Pro Tem -